

**MINUTES
BOARD OF BUILDING STANDARDS/
ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW BOARD
AUGUST 8, 2013
5:30 P.M. – Lakewood City Hall
Auditorium
(Audio Recording Available)**

A. The Chairman called the meeting to order at 5:30 P.M.

1. ROLL CALL

MEMBERS PRESENT:

Bryan Evans

Carl Orban, Vice Chairman

Cynthia Stockman

OTHERS PRESENT:

Dru Siley, Director, Planning and Development

Michael Molinski, City Architect

Jason Russell, Project Specialist II, P&D

2. Approve the minutes of the July 11, 2013

A motion was made by Mr. Evans, seconded by Ms. Stockman, to **APPROVE** the minutes of the July 11, 2013 meeting. All of the members voting yea, the motion passed.

3. Opening Remarks

The Chairman waived the reading of the Opening Remarks. Mr. Siley reminded members of the public that anyone making comment at the meeting was to state the name, address, and sign the oath.

Election of Officers

There was a need to elect a Chairman and a Vice-chairman as Michael Molinski was hired as the City Architect and removed from the Board.

A motion was made by Mr. Evans, seconded by Ms. Stockman, to **ELECT Mr. Orban as Chairman** of the Board of Building Standards/Architectural Board of Review for the remainder of 2013. All members voting yea, the motion passed.

A motion was made by Mr. Orban, seconded by Ms. Stockman to **ELECT Mr. Evans as Vice Chairman** of the Board of Building Standards/Architectural Board of Review for the remainder of 2013. All of the members voting yea, the motion passed.

Mr. Siley stated there were docket items that were not approved at the pre-review meeting on Thursday, August 1st because there was not a quorum. He requested and was granted permission to move those items forward.

SIGN REVIEW

26. Docket 08-82-13

C 15400 Detroit Avenue
Humble Wine Bar

() Approve

() Deny

() Defer

James Vacey

Signature Sign Co.

1776 E. 43rd Street

Cleveland, Ohio 44103

The applicant requests the review and approval of signage on the front and rear of the building. (Page 98)

Dan Deagan, 15400 Detroit Avenue, business owner, was present to explain the request. The proposed sign letters were three feet, 3 and one quarter inches (3', 3 1/4") high. The letters were not illuminated; gooseneck lighting existed already.

Ian Andrews, LakewoodAlive applauded Mr. Deagan for his investments in Lakewood. The lettering on the front sign was a little high at over 3 feet; he recommended reducing the size.

Mr. Orban closed public comment as there was no one else to speak on the matter.

The Board agreed with Mr. Andrew's comments. However, they wanted to make sure the scale of the size would be appropriate with the awning and outdoor seating area. The rear entrance sign would not be illuminated. Mr. Siley stated the administration would support signage with 30 inches high lettering.

A motion was made by Mr. Evans, seconded by Ms. Stockman, to **APPROVE** with the following stipulations:

1. The front "HUMBLE" sign is reduced to 30 inches in height, and
2. The words "Wine Bar" are reduced in scale appropriately.

All of the members voting yea, the motion passed.

24.	Docket 08-81-13	13411 Detroit Avenue Gray Dog Diner
	<input type="checkbox"/> Approve	Alexis Oster
	<input type="checkbox"/> Deny	Gray Dog Diner LLC
	<input type="checkbox"/> Defer	1150 Linda Street Rocky River, Ohio 44116

The applicant requests the review and approval of a 35 square foot sign. (Page 92)

Alexis Oster, applicant, was present to explain the request. She sought to replace the existing sign cover with a new one.

Mr. Orban closed public comment as there was no one to speak on the matter. Mr. Siley stated the administration had no objections.

A motion was made by Mr. Orban, seconded by Evans, to **APPROVE** the request as submitted. All of the members voting yea, the motion passed.

BOARD OF BUILDING STANDARDS

11.	Docket 08-70-13	C	14033-35 Madison Avenue Joe's Lakewood Computer
	<input type="checkbox"/> Approve		Joseph E. McHugh
	<input type="checkbox"/> Deny		1590 Parkwood Road
	<input type="checkbox"/> Defer		Lakewood, Ohio 44107

The applicant requests the review and approval of more than one business sign on a corner building, pursuant to Section 1329.09(c)(1) – Maximum Area and Number Permitted and Section 1329.09(d)(1) – Supplementary Area and Location Standards. (Page 24)

Joseph E. McHugh, applicant was present to explain the request. Mr. Siley stated that revisions had been submitted; vinyl lettering would be in the windows resulting in a single business sign.

A motion was made by Mr. Orban, seconded by Mr. Evans, to APPROVE the sign package as revised. All of the members voting yea, the motion passed.

13.	Docket 08-72-13 - B	C	15105 Detroit Avenue Peet's Coffee & Tea
-----	---------------------	---	---------------------------------------------

21. Docket 08-72-13 - S 15105 Detroit Avenue
Peet's Coffee & Tea

8. Docket 05-40-13 11900 Detroit Avenue
Value World

George Dragon, applicant was present to explain the request. The proposed letters on the front of the building had been reduced to two feet (2') in height, the background a rich cream Benjamin Moore 215360, and the brick course would be painted butterscotch Benjamin Moore 215730.

Mr. Orban closed public comment as there was no one to speak on the matter. Mr. Siley stated the administration agreed with the Board's comments regarding the appropriateness of the revised signage.

A motion was made by Mr. Orban, seconded by Mr. Evans, to **APPROVE** the request as revised. All of the members voting yea, the motion passed.

9. Docket 05-41-13

13030 Madison Avenue
Grace Lutheran Church

- ☐ Approve
- ☐ Deny
- ☐ Defer

Rev. George R. Hansell, Jr.
Grace Lutheran Church
13030 Madison Avenue
Lakewood, Ohio 44107

The applicant requests the review and approval of a new LED monument sign; existing monument sign to be removed. The item was deferred from the meeting of July 11, 2013. (Page 12)

Rev. George R. Hansell, Jr., applicant was present to explain the request. His contractor was able to comply with the Board's previous requests and insert an LED reader sign within the existing masonry structure. He proposed the need to construct a new masonry base. The Board confirmed the size of the entire structure.

Mr. Orban closed public comment as there was no one to speak on the matter. Don Siley stated the administration felt the new masonry base and reuse of the stone cap and stone cross were appropriate. If the cap and stone cross could not be salvaged, then the applicant would have to reappear before the Board. He said the City was beginning to enforce the code requirements regarding flashing and color displays of the LED signs (single color, no flashing, no scrolling and no blinking) at other locations. The illuminated cross at the bottom would not be allowed.

A motion was made by Mr. Evans, seconded by Ms. Stockman, to **APPROVE** with the following stipulations:

1. The base is of brick masonry construction,
2. Turned perpendicular to the building,
3. Is located on the east side of the sidewalk at the front of the building,
4. Size of the sign remains the same, and
5. The reuse the top masonry cap and cross.

All of the members voting yea, the motion passed.

Items 5 and 6 are called together as they are the same property.

BOARD OF BUILDING STANDARDS

5. Docket 07-63-13 - B

C 13368 Madison Avenue
Brew 133

- ☐ Approve
- ☐ Deny
- ☐ Defer

Shawn Botkins
Brew 133
13368 Madison Avenue
Fairview Park, Ohio 44126

The applicant requests the review and approval of a variance for more than one business sign, pursuant to Section 1329.09(c)(1) – Maximum sign face area and Section 1329.12(d) – Applications for Permits. The item was deferred from the meeting of July 11, 2013. (Page 8)

SIGN REVIEW

6.	Docket 07-63-13 - S	C	13368 Madison Avenue Brew 133
	<input type="checkbox"/> Approve		Shawn Botkins
	<input type="checkbox"/> Deny		Brew 133
	<input type="checkbox"/> Defer		13368 Madison Avenue
			Fairview Park, Ohio 44126

The applicant requests the review and approval of a wall sign. The item was deferred from the meeting of July 11, 2013. (Page 8)

Shawn Botkins, applicant was present to explain the request. All of the signs had been redesigned for conformity; the font size of the "BREW 133" sign would be slightly larger than the other three signs. The Board felt the larger size looked unbalanced. The Board did not have drawings that showed the final renderings of the revisions.

Mr. Orban closed public comment as there was no one to speak on the matter. Mr. Silcy said the spacing between letters made it look smaller. The Board stated the need to see the revision of "BREW 133" (Docket 07-63-13 – S) prior to rendering approval; the logo signs (Docket 07-63-13 – B) were not of concern.

A motion was made by Mr. Orban, seconded by Ms. Stockman, to **APPROVE Docket 07-63-13 – B**. All of the members voting yea, the motion passed.

A motion was made by Mr. Orban, seconded by Ms. Stockman, to **DEFER Docket 07-63-13 – S until the meeting of September 12, 2013**. All of the members voting yea, the motion passed.

REQUEST FOR REVISION

ARCHITECTURAL BOARD OF REVIEW

4.	Docket 06-63-13 - A	C	14115 Detroit Avenue Bob Evans
	<input type="checkbox"/> Approve		Scott Kelley
	<input type="checkbox"/> Deny		Bob Evans Farms
	<input type="checkbox"/> Defer		3776 South High Street
			Columbus, Ohio 43207

This item is being reopened for the review and approval of a revised site plan to not include a fence along the west property line. The applicant was approved at the June 13, 2013 meeting for architectural review and approval of a new building, Bob Evans restaurant. (Page 6a)

Andrew Hubbard, Bob Evans, was present to explain the request. As they were coordinating the project to comply with the Board's previous requests, they found the need to make financial cuts.

The Board said it had sought to make the project as appealing in appearance as possible. Mr. Hubbard said it was not Bob Evans's responsibility to cover a neighboring business's unkempt fence and detailed the landscaping enhancements that had

Jan Andrews, LakewoodAlive, agreed with the comments of the Board and Mr. Siley. Mr. Orban closed public comment as there was no one else to speak on the matter.

A motion was made by Mr. Orban, seconded by Mr. Evans, to DENY the request. All of the members voting yea, the motion passed.

BOARD OF BUILDING STANDARDS

The applicant requests to not remove finished walls in order to install waterproofing which is required by the Board of Building Standards (Docket 7-122-83), pursuant to Section 1301.01 – Adoption, Identity and Purpose.
(Page 13)

John Wesolowski, 2435 Second Street, Cuyahoga Falls worked for the company. They had installed the system in about 800 homes in Lakewood; to his knowledge there had been no complaints.

A motion was made by Mr. Orban, seconded by Mr. Evans, to **APPROVE** the request as submitted. All of the members voting yea, the motion passed.

The applicant requests a variance from the requirement to the fire resistant construction Table R302.1 in order to build a garage 18 inches from the south property line and two foot, six inches (2', 6") from the west property line.
(Page 25)

John Garcia, property owner was present to explain the request. A storm damaged garage would be rebuilt in the same location, and the walls would be fire rated. Mr. Molinski explained the issue was the ten inch (10") overhang within two feet (2') of the property line setback.

Mr. Orban closed public comment as there was no one to speak on the matter.

A motion was made by Mr. Orban, seconded by Ms. Stockman, to **APPROVE** the variance for an overhang. All of the members voting yea, the motion passed.

ARCHITECTURAL BOARD OF REVIEW

15. Docket 08-74-13 R 17816 Cannon Avenue

() Approve Katie Gabric
() Deny 17816 Cannon Avenue
() Defer Lakewood, Ohio 44107

The applicant requests the review and approval for front porch columns and rails replacing existing screened porch. (Page 48)

Katie Gabric, applicant was present to explain the request. She wanted to build a traditional Lakewood porch on the front of the house. The Board thanked her.

Mr. Orban closed public comment as there was no one to speak on the matter.

A motion was made by Mr. Orban, seconded by Mr. Evans, to **APPROVE** the request as submitted. All of the members voting yea, the motion passed.

17. Docket 08-76-13 R 2095 Halstead Avenue (rear)

() Approve Kevin Loos
() Deny Loos Residential Investments LLC
() Defer 1642 Victoria Avenue
Lakewood, Ohio 44107

The applicant requests the review and approval for demolition of a single family home on the same lot as a two family home. (Page 67)

Kevin Loos, applicant was present to explain the request. A duplex was on the front of the property with a small single family home at the rear. He wanted to replace the single family home with a garage.

Theresa E. Caffrey, 2093 Halstead Avenue was concerned about the historical value of the small house and demolition safety factors such as who would be responsible if damage were to occur to her home.

Mr. Orban closed public comment as there was no one else to speak on the matter.

Mr. Siley explained the process. The rear home was a nonconforming use. The applicant would have to obtain a number of permits, the demolition company would have to be registered and pull permits, and liability would be on the property owner and demolition contractor. The void left by razing of the building and basement would be leveled, and the surface properly prepped before building a garage.

A motion was made by Mr. Orban, seconded by Ms. Stockman, to **APPROVE** the application as submitted. All of the members voting yea, the motion passed.

ARCHITECTURAL BOARD OF REVIEW

14. Docket 08-73-13

C 2035 Quail Street
St. Gregory Church

- () Approve
- () Deny
- () Defer

Bryan Baker
JB&B Remodeling LLC
387 Township Road 1031
Nova, Ohio 44859

The applicant requests the review and approval to remove the gold dome and replace with a flat rubber roof per plan provided. (Page 44)

Fr. John Kachuba, 532 Lloyd Road, Euclid, representative for the Byzantine Catholic Diocese was present to explain the request. The property was being sold, and all religious items were removed.

Mr. Siley stated he received a call from one of the building inspectors in April 2013 that the dome was being removed without a permit, and the contractor was not registered in Lakewood. No communication had been received by the City from the Diocese. The issue was the structure was altered without approval, and the efforts to cap the dome were insufficient. Water had entered the steeple but no water damage had occurred currently.

The Board looked at the proposal and wondered how shingles would shed water from a flat roof. Bryan Baker, applicant and contractor, apologized to the Board for his lack of conformity with the City's requirements. His architect was to design something using a rubber roof. The Board was concerned with the shedding of water and eventual system failure.

Mary Louise Madigan, Ward IV Councilwoman expressed her dismay with the unsafe removal of the dome without the City's knowledge and approval. The dome was significant to the neighborhood, and its removal was detrimental to the structure.

Slobodanka Pavlovic, 2038 Robin Street was fearful of what was happening with the property and was concerned about the debris.

Mr. Orban closed public comment as there was no one else to speak on the matter. Mr. Siley said the issue was the durability of a cap on the steeple; the Division of Housing and Building would handle the permits. Mr. Baker did not come with a prepared proposal; however he detailed the possibilities regarding pitch, materials, and etcetera. Father Kachuba assured Ms. Pavlovic that he would be responsible personally for the cleaning of debris from the property.

A motion was made by Mr. Orban, seconded by Ms. Stockman, to **APPROVE** with the following stipulations:

1. Construct a four sided hip cap to match the pitch of the current roof,
2. That the roof is shingled to match the existing, and
3. The project is to be completed by August 16, 2013.

All of the members voting yea, the motion passed.

Items 18 and 22 are called together as they are the same property.

18. Docket 08-77-13 - A

C 12405 Madison Avenue
STEM Handmade Soap

- ☐ Approve
- ☐ Deny
- ☐ Defer

Steven Meka
STEM Handmade Soap
17431 Lake Avenue
Lakewood, Ohio 44107

The applicant requests the review and approval of gooseneck lighting. (Page 69)

SIGN REVIEW

22. Docket 08-77-13 - S

12405 Madison Avenue
STEM Handmade Soap

- ☐ Approve
- ☐ Deny
- ☐ Defer

Steven Meka
STEM Handmade Soap
17431 Lake Avenue
Lakewood, Ohio 44107

The applicant requests the review and approval of a blade sign. (Page 69)

Steven Meka, applicant was present to explain the request. The dimension of the transom windows was 20 inches wide and 22 inches high; the sign would fit appropriately.

Mr. Orban closed public comment as there was no one to speak on the matter. Mr. Siley stated the applicant had been approved at the Planning Commission meeting on August 1, 2013.

A motion was made by Orban, seconded by Ms. Stockman, to **APPROVE** the request as submitted. All of the members voting yea, the motion passed.

Items 20 and 25 are called together as they are the same property.

ARCHITECTURAL BOARD OF REVIEW

20. Docket 08-79-13 - A

C 14724-30 Detroit Avenue
Campbell's Sweets Factory

- ☐ Approve
- ☐ Deny
- ☐ Defer

Paul Beegan
Beegan Architectural Design
15703 Madison Avenue
Lakewood, Ohio 44107

The applicant requests the review and approval of storefront renovation. (Page 84)

SIGN REVIEW

25. Docket 08-79-13 - S

C 14724-30 Detroit Avenue
Campbell's Sweets Factory

- ☐ Approve
- ☐ Deny
- ☐ Defer

Paul Beegan
Beegan Architectural Design
15703 Madison Avenue
Lakewood, Ohio 44107

The applicant requests the review and approval of signage a comprehensive sign package. (Page 84)

Paul Beegan, applicant and Jeff Campbell, business owner, and Amanda Kachmatik, Richardson Design, 2570 Superior Ave E, Cleveland were present to explain the request. They would remove the plywood, reveal the transom windows, add new awnings on two sides of the building, a corner sign, aluminum framed window storefront system, and stone sills.

The Board said the proposal was appropriate. Vinyl logo graphics were proposed for the windows.

Ian Andrews, LakewoodAlive was excited about the project. He asked about the position column lighting and asked it be raised to seven feet high (7').

Mr. Otban closed public comment as there was no one else to speak on the matter. Mr. Siley echoed Mr. Andrew's excitement about the business and applauded the design teams for a successful proposal.

A motion was made by Mr. Orban, seconded by Mr. Evans, to **APPROVE** Docket 08-79-13 – A and Docket 08-79-13 – S as submitted. All of the members voting yea, the motion passed.

ARCHITECTURAL BOARD OF REVIEW

19.	Docket 08-78-13	C	15010 Madison Avenue Louis Fodor LLC
-----	-----------------	---	-----------------------------------------

() Approve
() Deny
() Defer

John T. Custer
Fodor Realty Company
3308 Lorain Avenue
Cleveland, Ohio 44113

The applicant requests the review and approval of standing seam awnings on south elevation of an apartment building. (Page 76)

John T. Custer, applicant was present to explain the request. He wanted to replace the fabric awnings with new aluminum ones.

Mr. Orban closed public comment as there was no one to speak on the matter. Mr. Siley said the administration had no objections.

A motion was made by Mr. Orban, seconded by Ms. Stockman, to **APPROVE** the request as submitted. All of the members voting yea, the motion passed.

16.	Docket 08-75-13	C	16934 Detroit Avenue Midtown Booths
-----	-----------------	---	----------------------------------------

() Approve
() Deny
() Defect

Douglas Lamb
Midtown Booths
16934 Detroit Avenue
Lakewood, Ohio 44107

The applicant requests the architectural review and approval of a parking lot and rear outdoor dining facility.
(Page 53)

27. ADJOURN

A motion was made by Mr. Orban, seconded by Ms. Stockman, to ADJOURN the meeting at 7:41 p.m. All of the members voting yea, the motion passed.


Signature


Date



Oath

I, the undersigned, hereby agree that the testimony I give at this proceeding will be the truth, the whole truth and nothing but the truth:

JOHN GARCIA
PRINT NAME:

John N. Garcia
SIGN NAME:

1. Daniel Deagen

[Signature]

2. Ian Andrews

[Signature]

3. Alexis Oster

[Signature]

4. ~~Joseph E. McHugh~~

[Signature]

5. David P. Wilkins

[Signature]

6. GEORGE DAKON

[Signature]

7. DAVID ZABAWSKI

[Signature]

8. George R. Hensell Jr.

[Signature]

9. Shawn Botkins

[Signature]

10. ANDREW HUBBARD

[Signature]

11. Brian D. McEwen

[Signature]

Prepared by: The City of Lakewood Law Department, 12650 Detroit Ave., Lakewood, Ohio 44107

FOR CITY USE ONLY

Lakewood Administrative Procedure: ☒ ABR/BBS/Sign ☐ Citizens Advisory ☐ Civil Service ☐ Dangerous Dog
☐ Income Tax Appeals ☐ Loan Approval ☐ Nuisance Abatement Appeals ☐ Planning ☐ Zoning Appeals ☐ Other:

Date of Proceeding: August 8, 2013



Oath

I, the undersigned, hereby agree that the testimony I give at this proceeding will be the truth, the whole truth and nothing but the truth:

PRINT NAME:

1. Kate Gabric
2. Kevin Loos
3. Theresa E. Coffey
4. Dr. John Hachuba
5. Bryan Baker
6. Madigan
7. Elizabeth Postovic
8. Smith
9. Jeff Campbell
10. AMANDA KATHMAREK
11. PAUL PEECAN

SIGN NAME:

1. [Signature]
2. [Signature]
3. Theresa Caffrey
4. [Signature]
5. Bryan Baker
6. MADIGAN
7. [Signature]
8. [Signature]
9. [Signature]
10. [Signature]
11. [Signature]

Prepared by: The City of Lakewood Law Department, 12650 Detroit Ave., Lakewood, Ohio 44107

FOR CITY USE ONLY

Lakewood Administrative Procedure: ☒ ABR/BBS/Sign ☐ Citizens Advisory ☐ Civil Service ☐ Dangerous Dog
☐ Income Tax Appeals ☐ Loan Approval ☐ Nuisance Abatement Appeals ☐ Planning ☐ Zoning Appeals ☐ Other:

Date of Proceeding: August 8, 2013



Oath

I, the undersigned, hereby agree that the testimony I give at this proceeding will be the truth, the whole truth and nothing but the truth:

PRINT NAME:

SIGN NAME:

1. John T. Custer

John T. Custer

2. Barb Harper

Barb Harper

3. _____

4. _____

5. _____

6. _____

7. _____

8. _____

9. _____

10. _____

11. _____

Prepared by: The City of Lakewood Law Department, 12650 Detroit Ave., Lakewood, Ohio 44107

FOR CITY USE ONLY

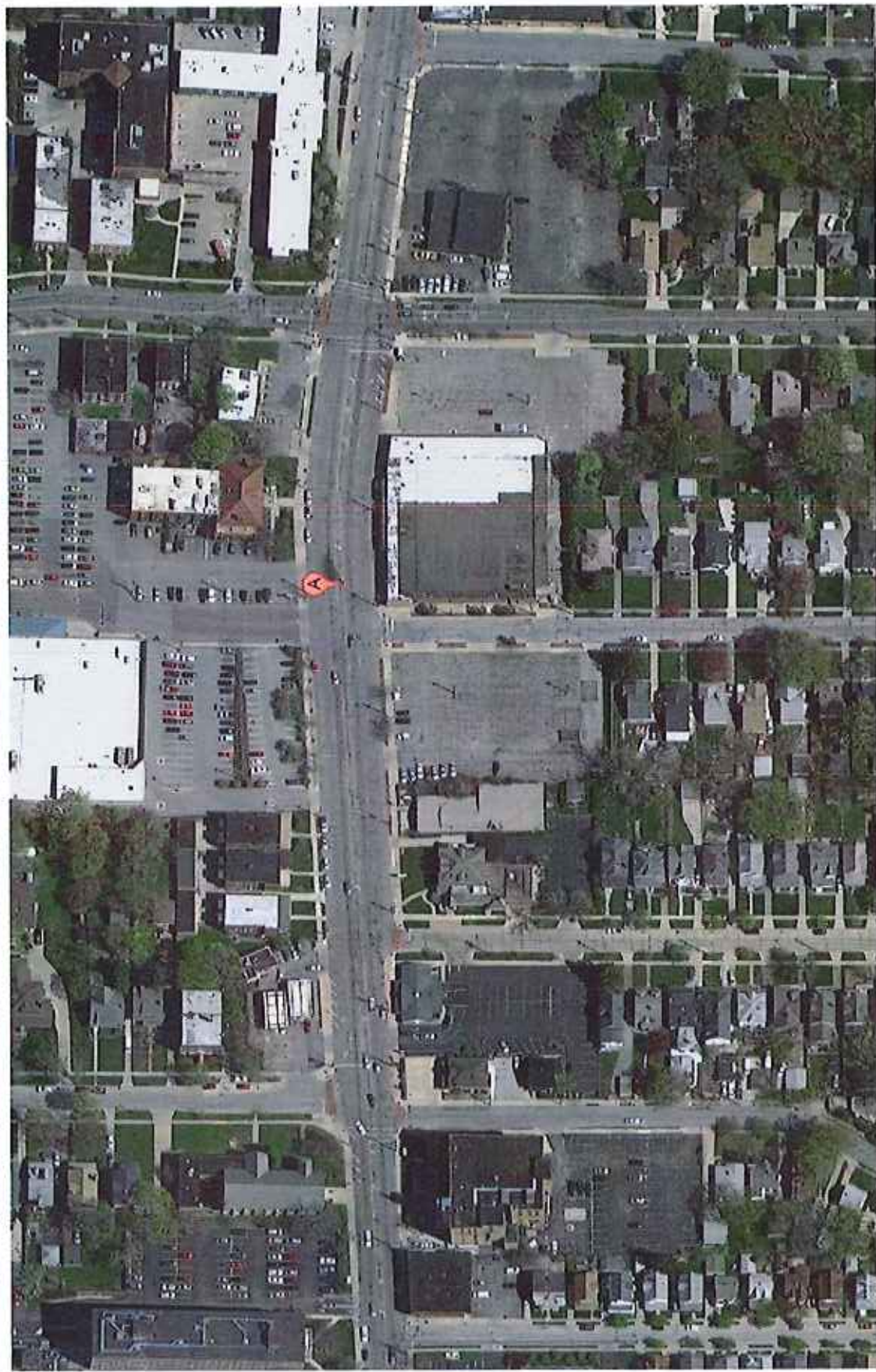
Lakewood Administrative Procedure: ☒ ABR/BBS/Sign ☐ Citizens Advisory ☐ Civil Service ☐ Dangerous Dog
☐ Income Tax Appeals ☐ Loan Approval ☐ Nuisance Abatement Appeals ☐ Planning ☐ Zoning Appeals ☐ Other:

Date of Proceeding: August 8, 2013

**Board of Building Standards
Architectural
Board of Review
Sign Review Board**

August 2013





April 2015

14115 Detroit Avenue



Corner Perspective





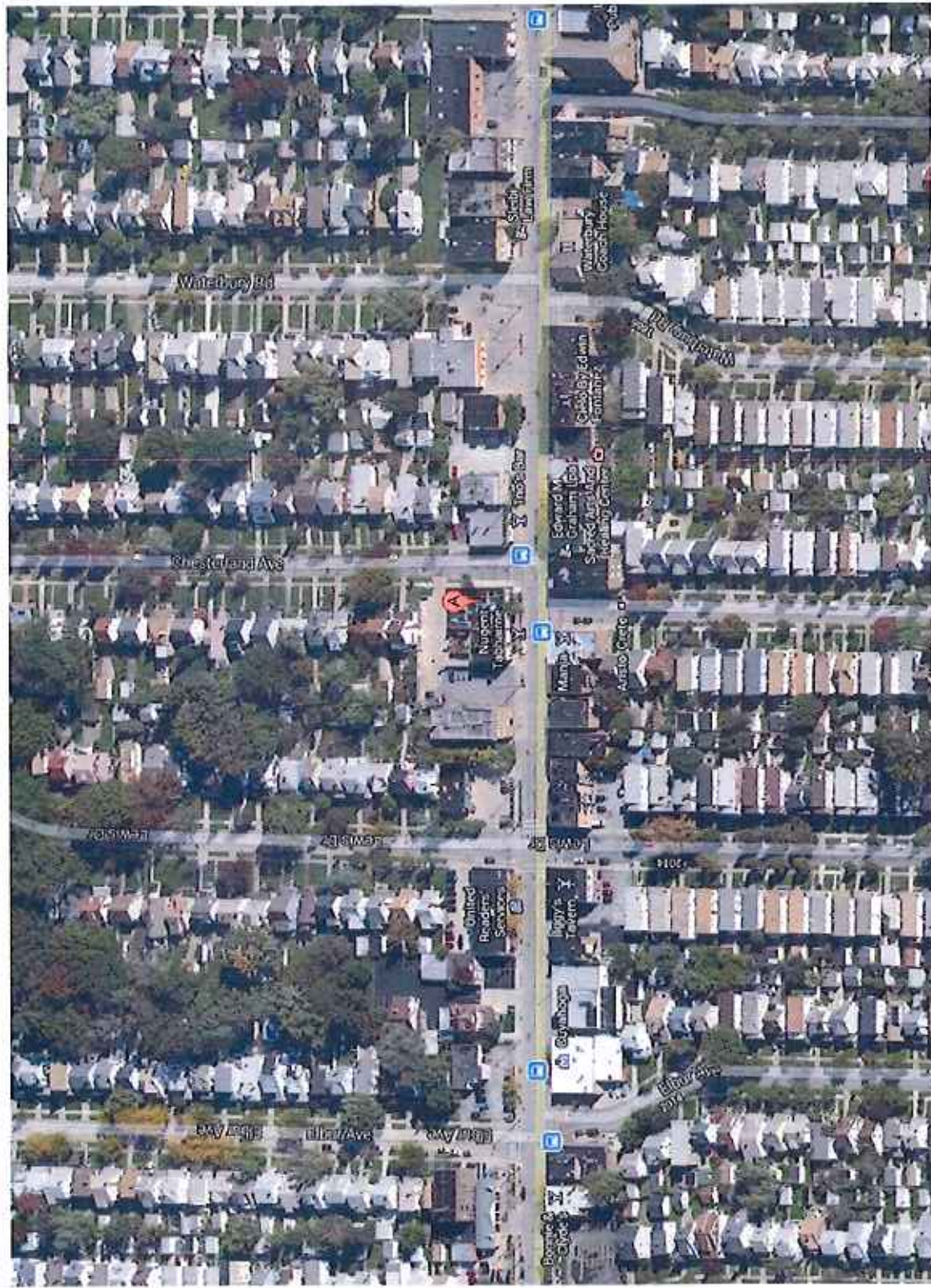


APR August 2013

LAKELAND
CHIO

141115 Detroit Avenue





13368 Madison Avenue



AirPhoto August 2014





FRONT

BREW 133



SPORTS PUB & GRILL

SIDE

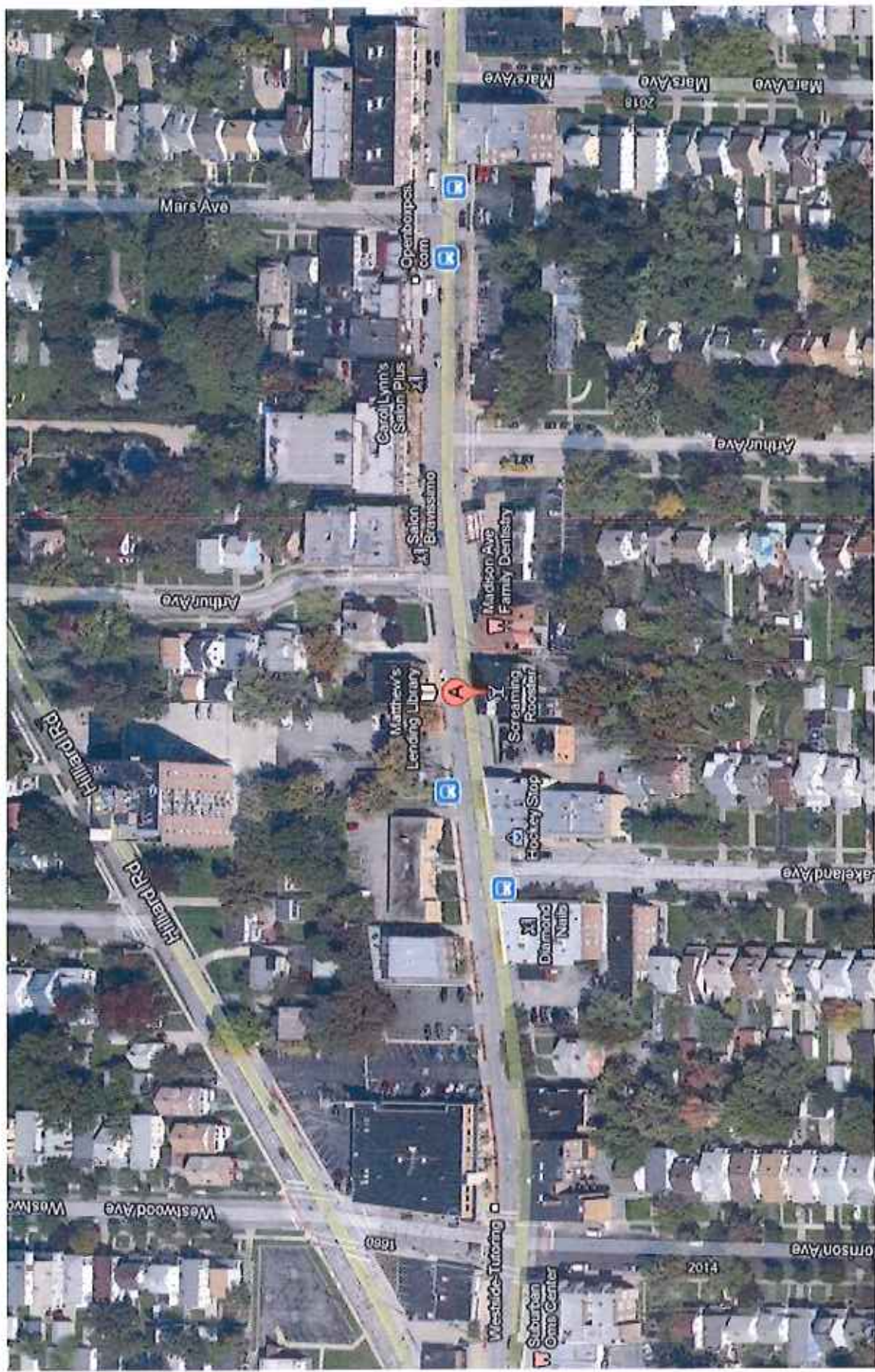


SPORTS PUB & GRILL



©2015 Lakewood Ohio

13368 Madison Avenue



Map data © 2013

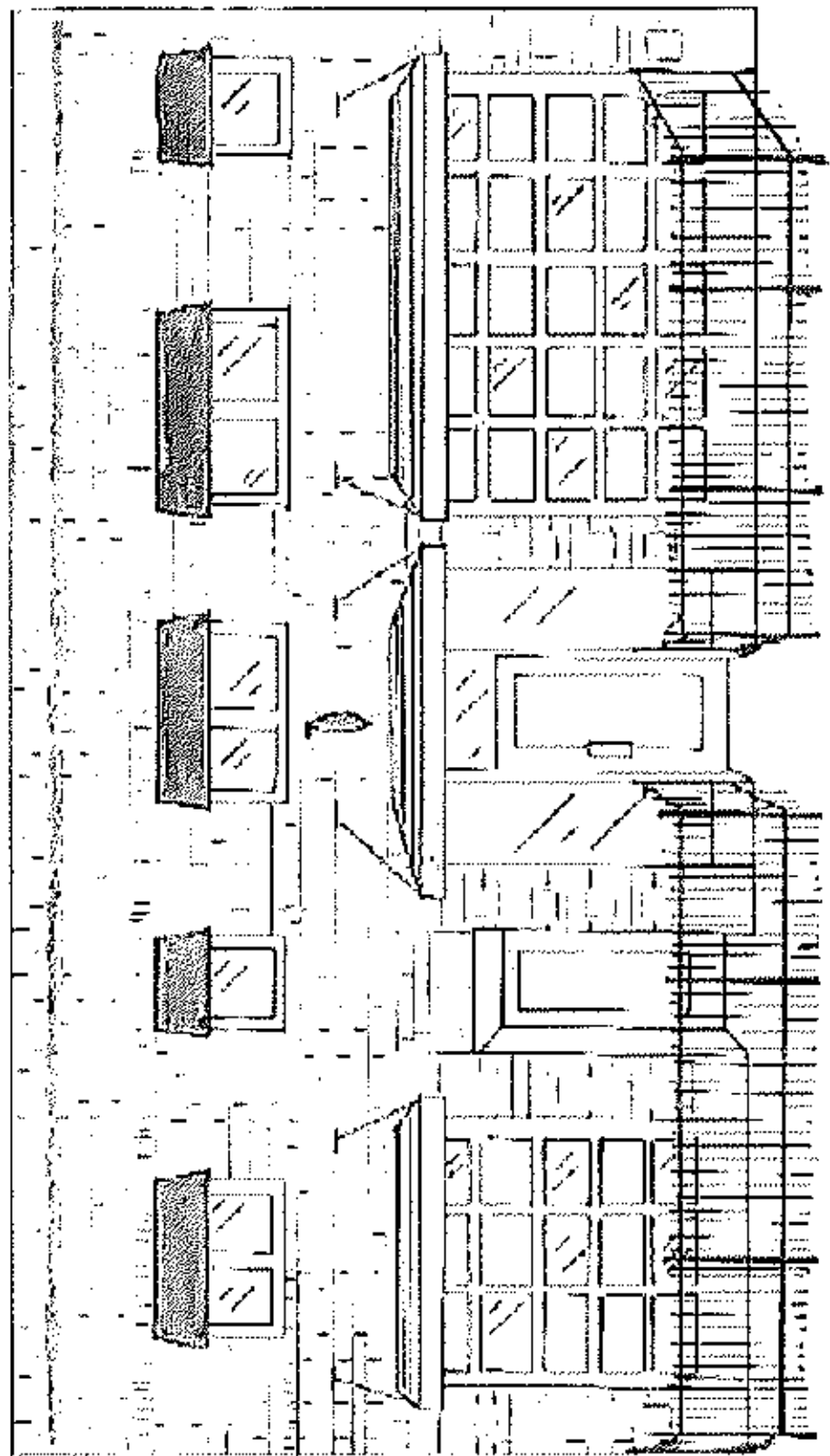
15527 Madison Avenue





©2013 Lakewood Ohio

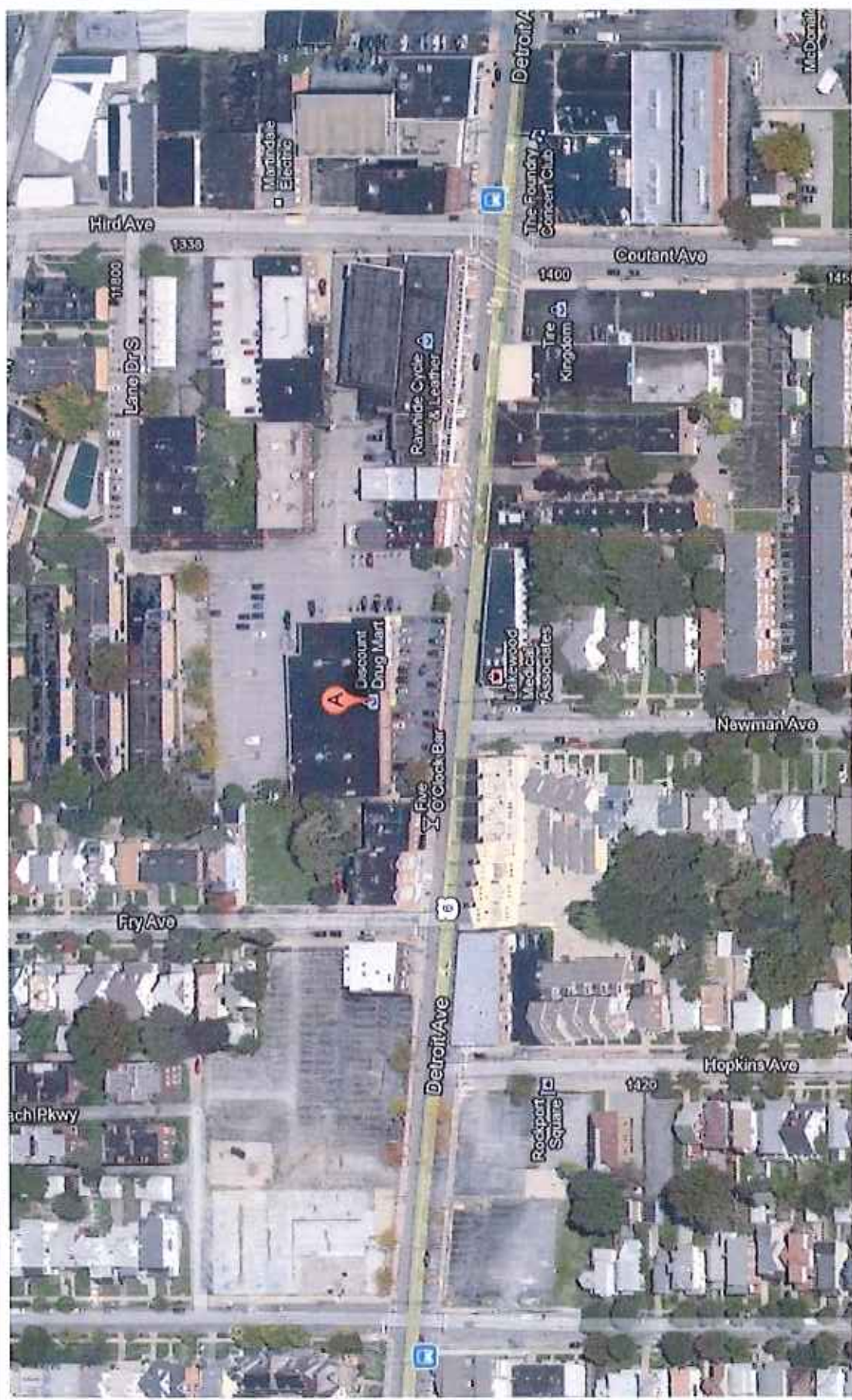
15527 Madison Avenue



LAKELAND
CHICAGO

15527 Madison Avenue

15527 Madison Avenue



11900 Detroit Avenue



July-August 2012



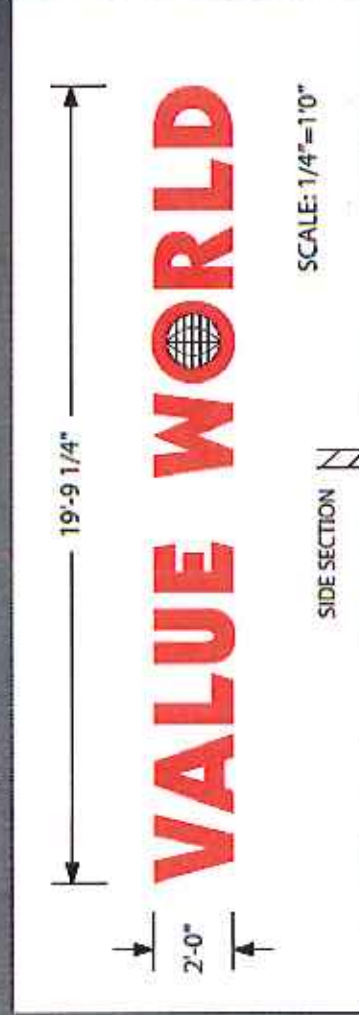
Lakewood
OHIO

2013 August 2013

11900 Detroit Avenue



SCALE: 1/8" = 1'0"



SCALE: 1/4" = 1'0"

SIDE SECTION



5000 Zippertown Rd. S.

11900 Detroit Avenue



Aerial August 2013

15527 Madison Avenue





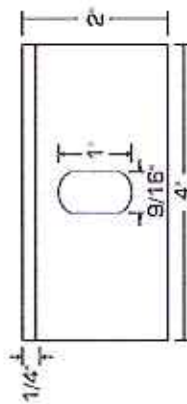
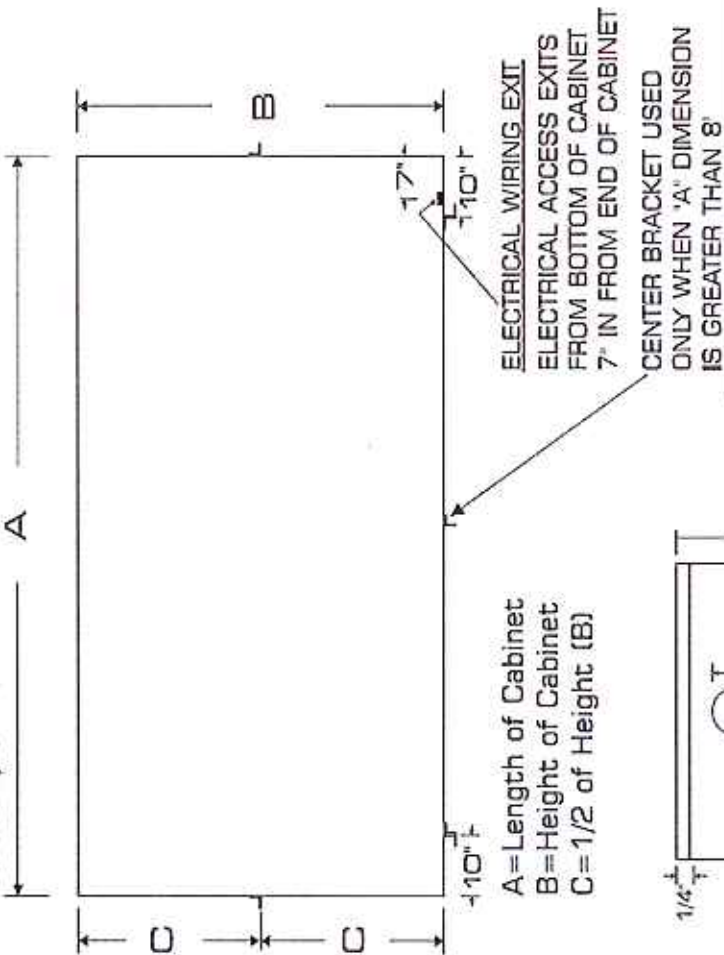
13030 Madison Avenue

13030 Madison Avenue



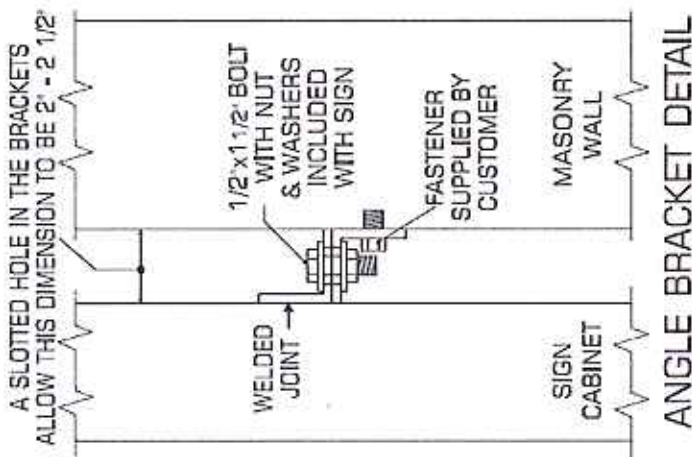
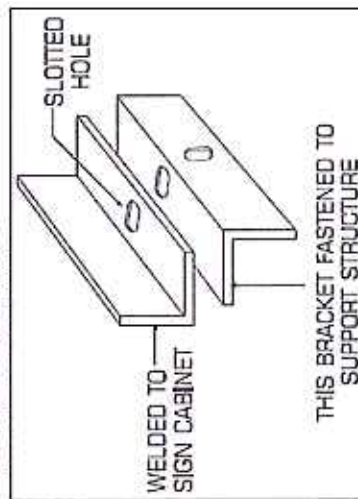
ANGLE BRACKET LOCATION

SCALE: 1/2" = 1'

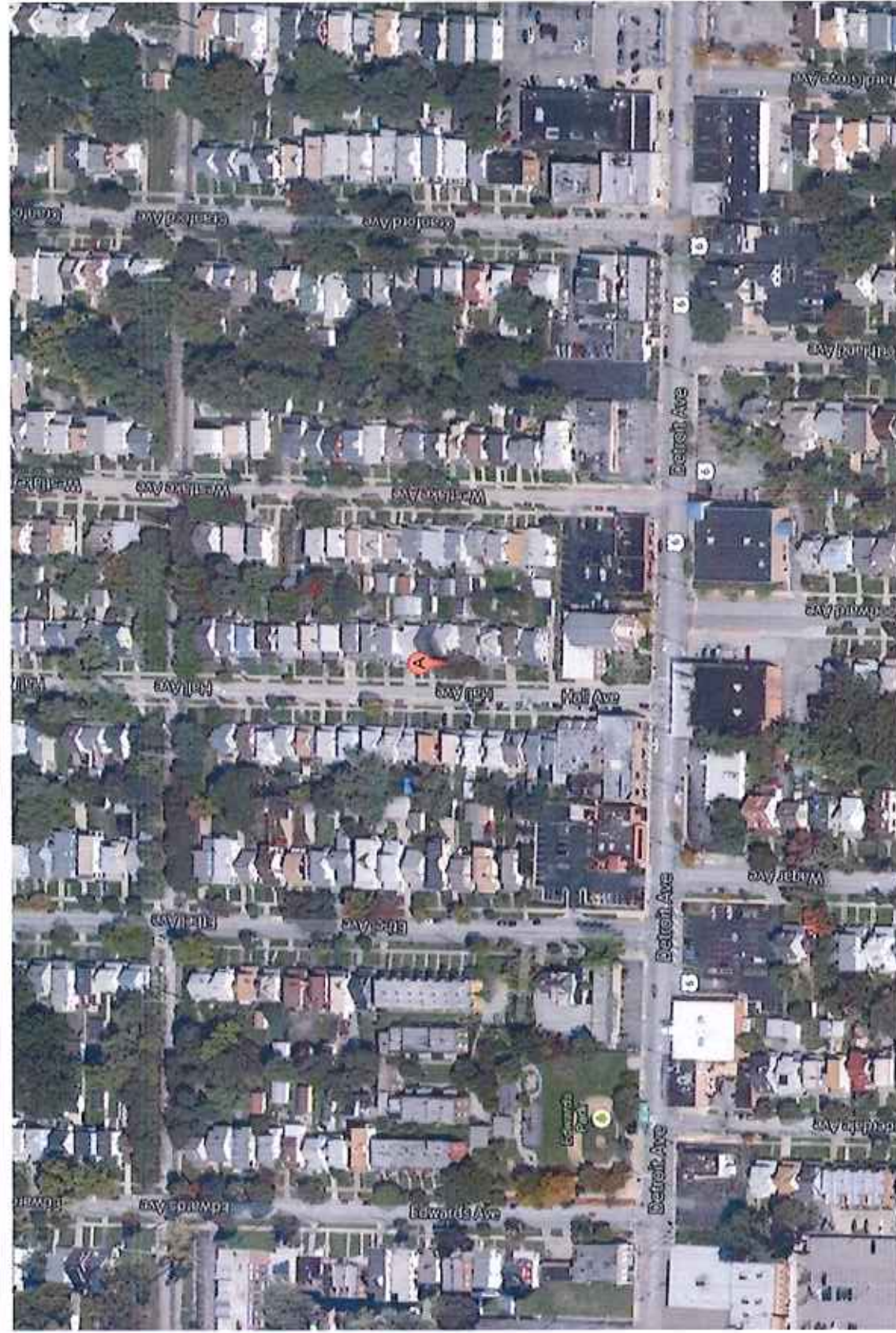


TOP VIEW OF BRACKET

To prevent potential difficulties we strongly encourage you not to build your masonry structure until you have received the sign and have verified all measurements and properly aligned all hardware.



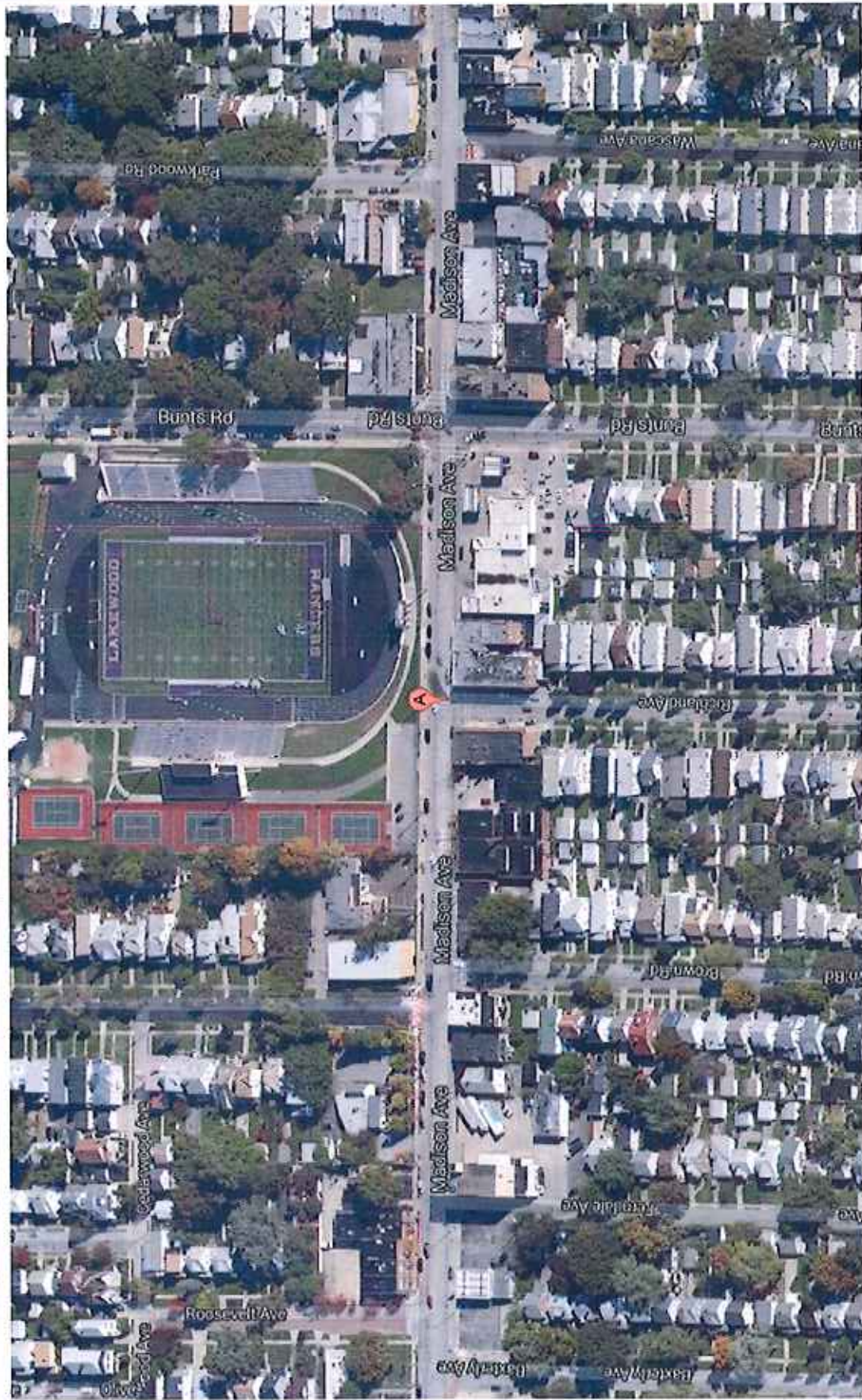
CABINET BRACKET MOUNTING	
STEWART	CSO
3-25-08	CBM-8a
J. M. STEWART CORPORATION 200 JAMES C. BIRD, JR. JACKSON, FL 34221	



DATA February 2019

1365 Hall Avenue





Aerial Imagery 2013



14033-35 Madison Avenue



LAKELAND
OHIO

14033-35 Madison Avenue

14033-35 Madison Avenue

14033-35 Madison Avenue



Madison Avenue / Richmond Avenue



Exit Street View



© 2013 Lakewood Ohio

140333-35 Madison Avenue



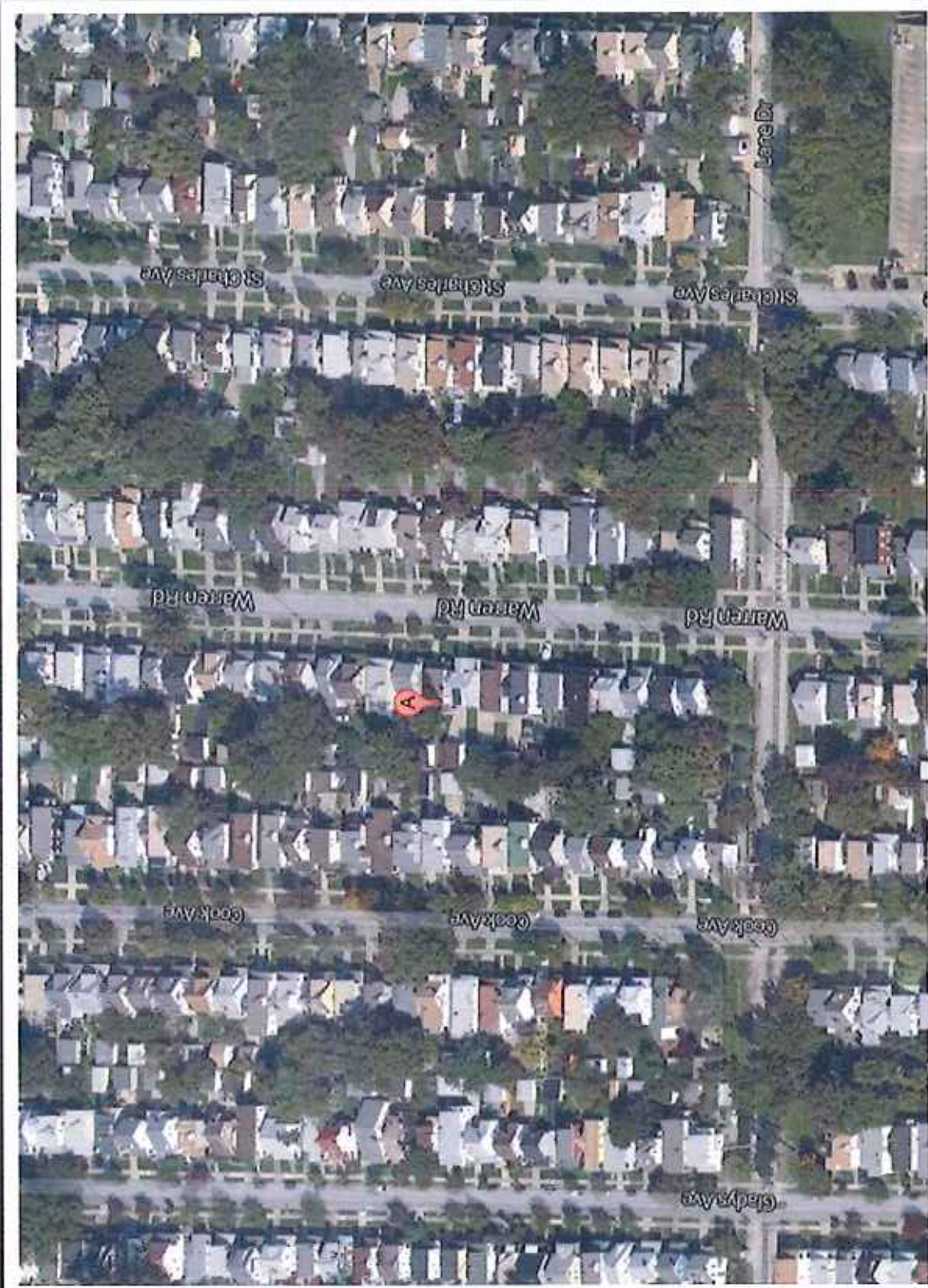
Madison Avenue / Highland Avenue

Exit Street View

Aug. August 2012



14033-35 Madison Avenue



Map by Google

LAKWOOD
OHIO

1276 Warren Road



1 Road, Lakewood, United States
© 2016



© 2016 August 2016

1276 Warren Road



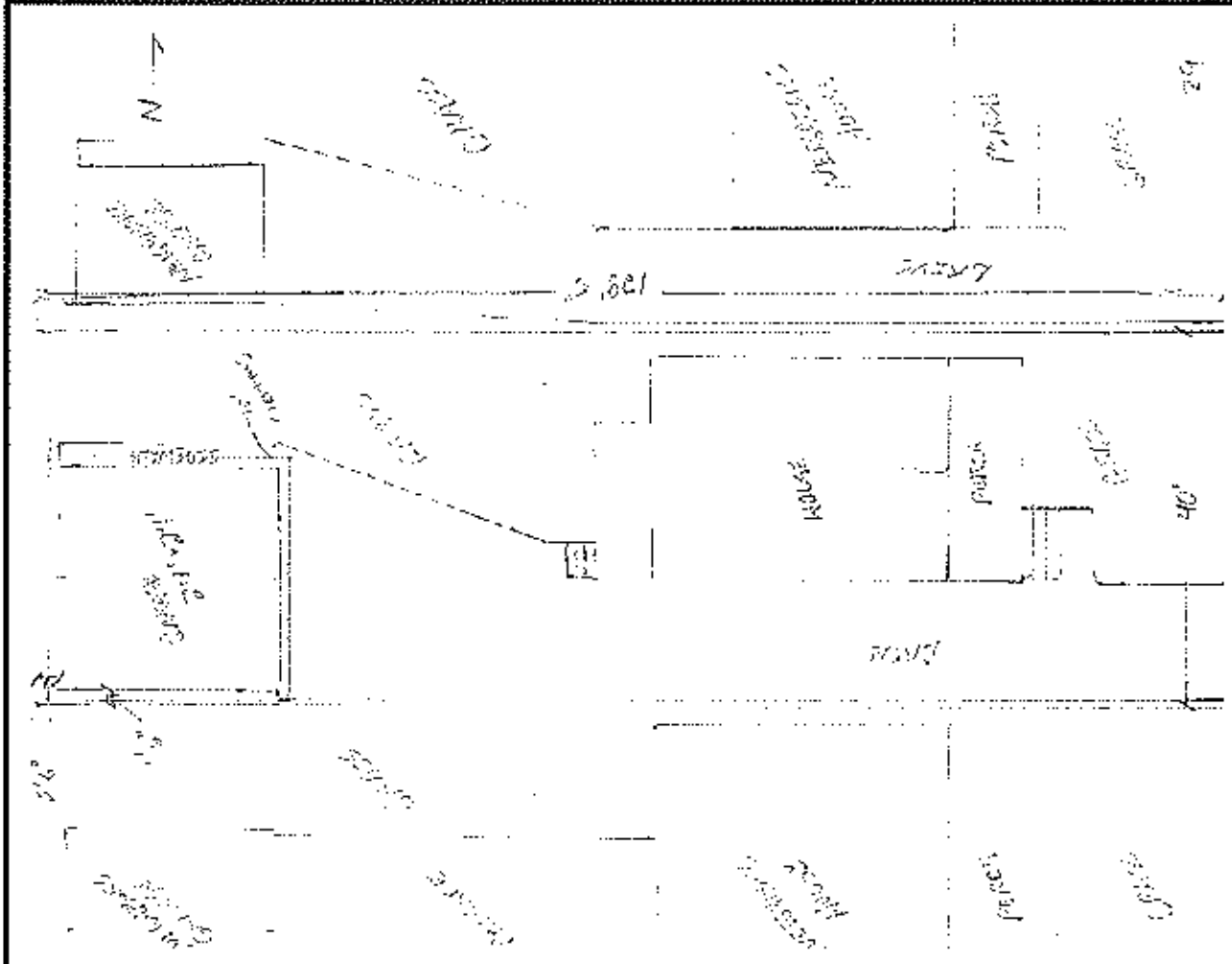
LAKELAND
CHIO

Aug 2012

1276 Warren Road



1276 Warren Road





AIRX Aerialsat 2013

LAKWOOD
OHIO

151111 Detroit Avenue



LAKELAND
OHIO

© 2013 Lakeland Ohio

151111 Detroit Avenue



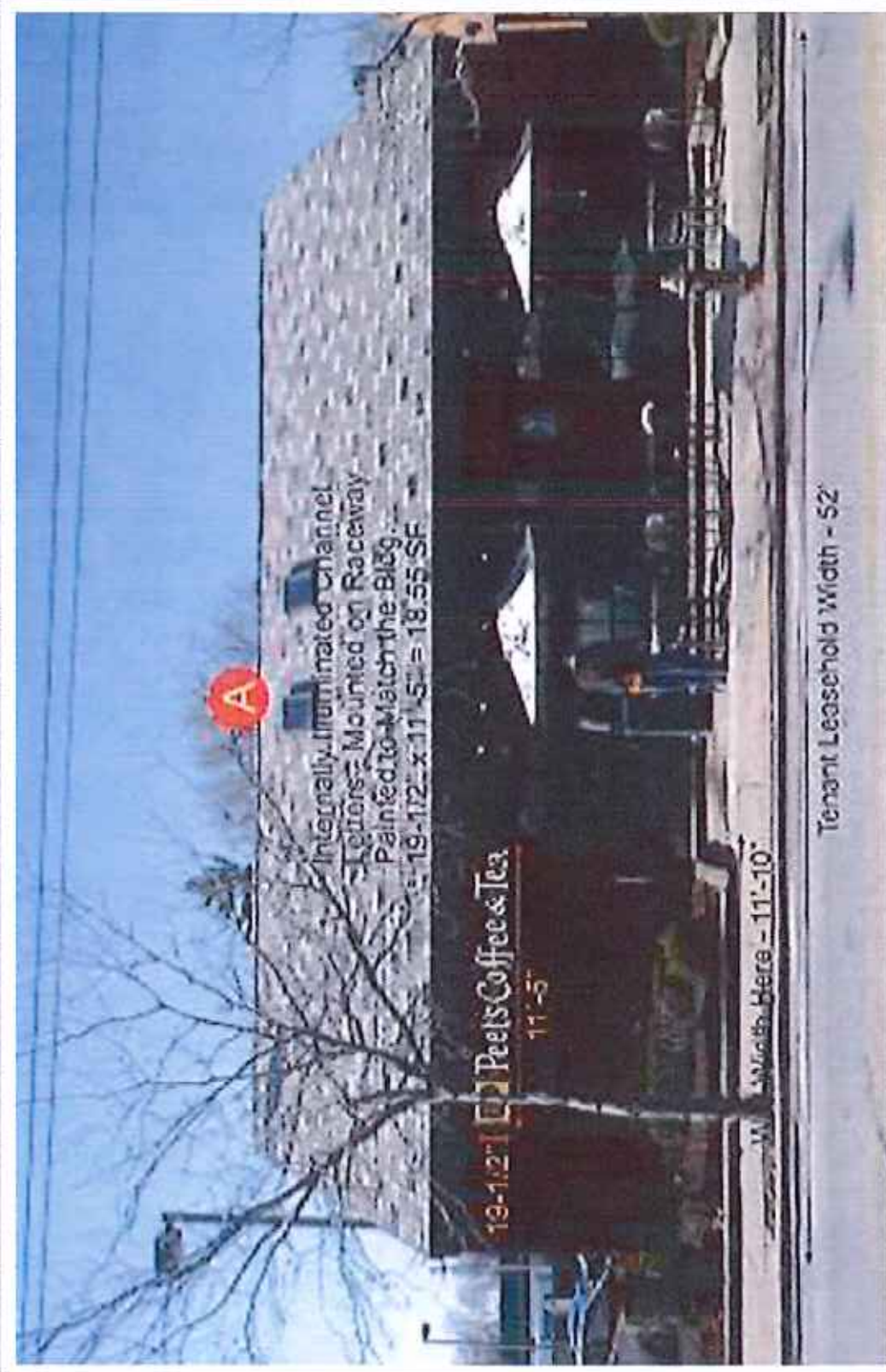
Storefront



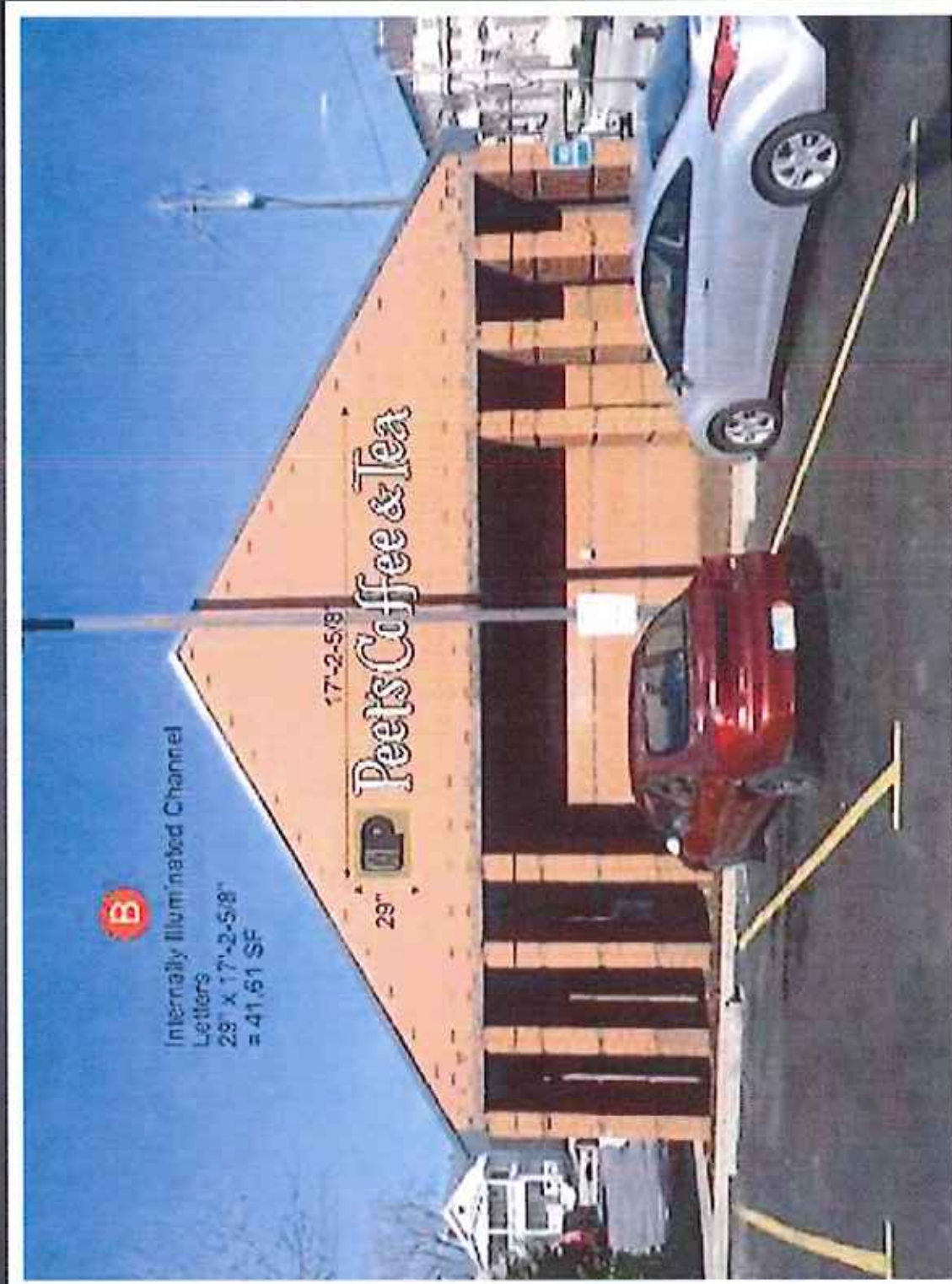
Rear

Existing 3-Sided Illuminated Sign
Panaflex Faces





Tenant Leasehold Width - 52'



11'-5"

19'-1/2" Peet's Coffee & Tea

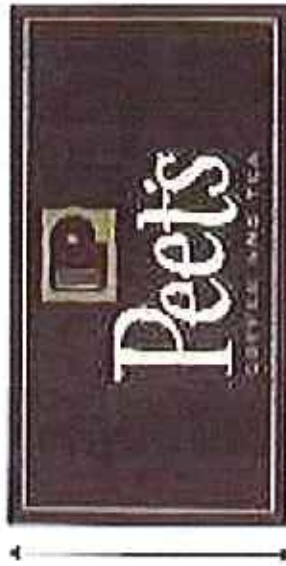
Scale 3/8" = 1'

17'-2-5/8"

29" Peet's Coffee & Tea

Scale 3/8" = 1'

Visible Opening 80-1/4"



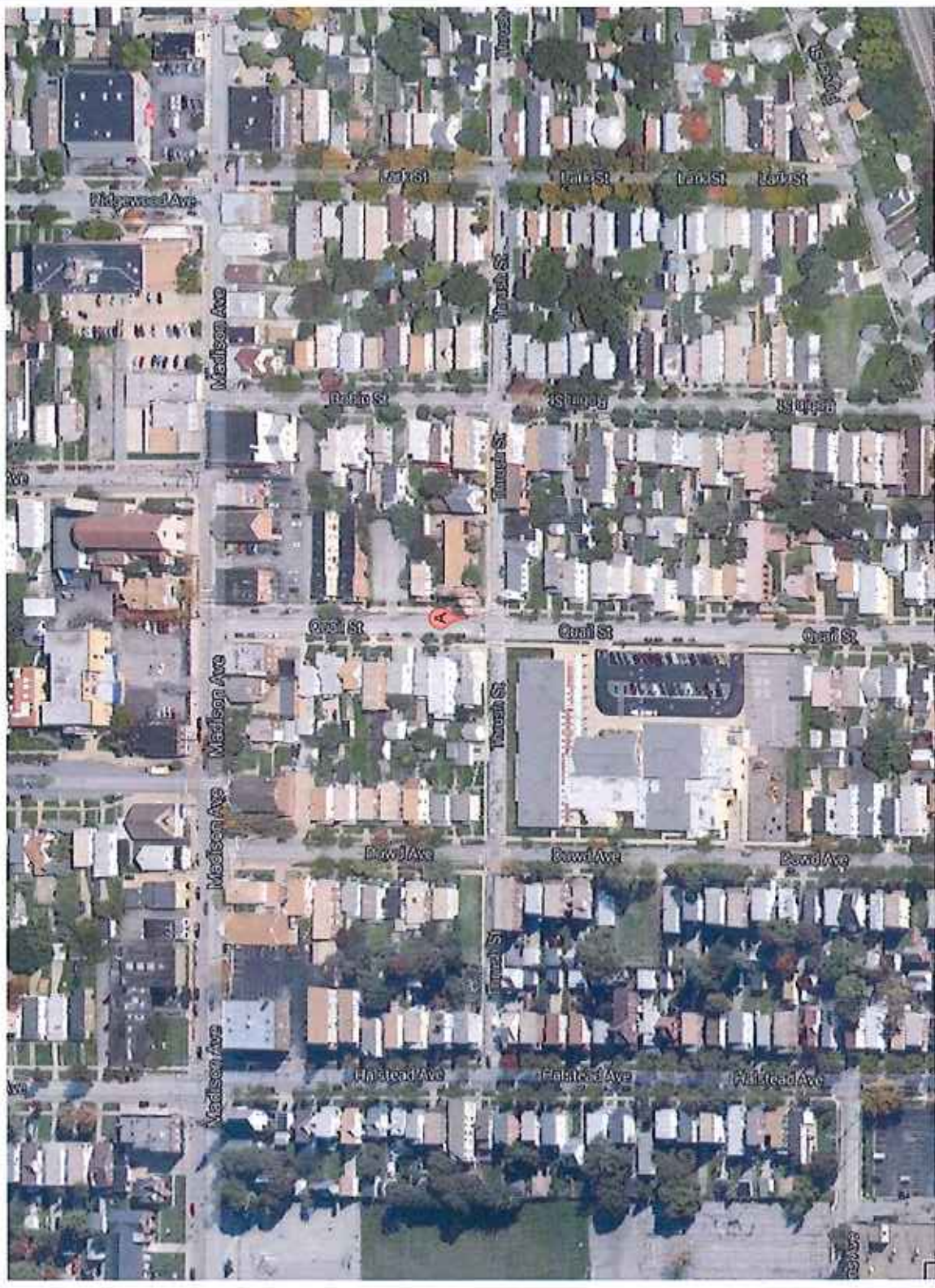
Visible Opening 44"

Scale 1/4" = 1'



July-August 2013

151111 Detroit Avenue



Map August 2012



2035 Quail



© 2015 Lakewood Ohio

LAKWOOD
OHIO

2035 Quail



LAKELAND
CHICAGO

2018 August 2018

2035 Quail



25th August 2024

17816 Cannon Avenue



LAKELAND
CHICAGO

JULY/AUGUST 2015

17816 Cannon Avenue



LAKELAND
OHIO

Aug. August 2014

17816 Cannon Avenue



16934 Detroit Avenue

Planning Commission
August 2015





Lakewood
Ohio

Planning Commission
August 2013

16934 Detroit Avenue

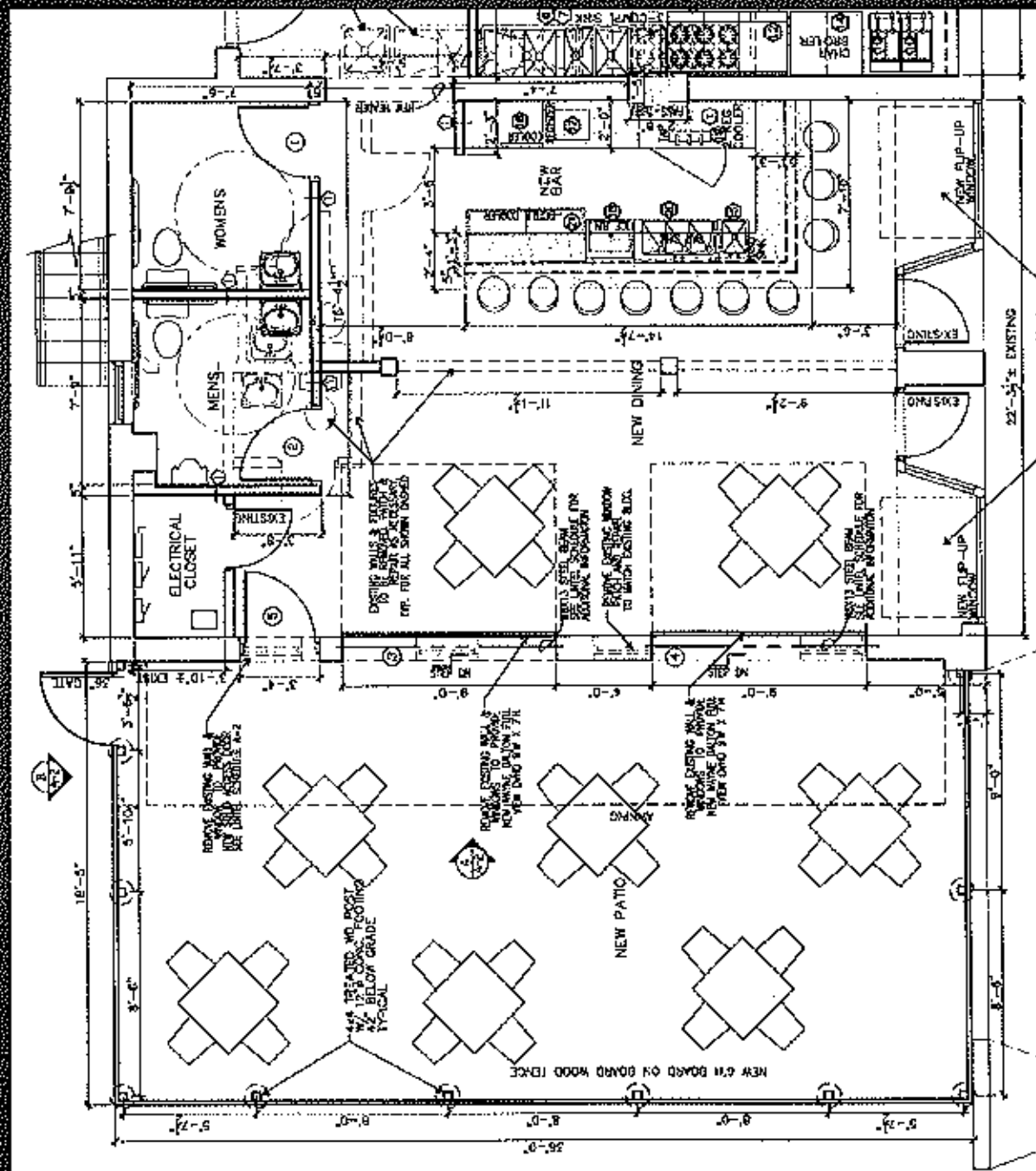


LAKWOOD
OHIO

Planning Commission
August 2013

16934 Detroit Avenue

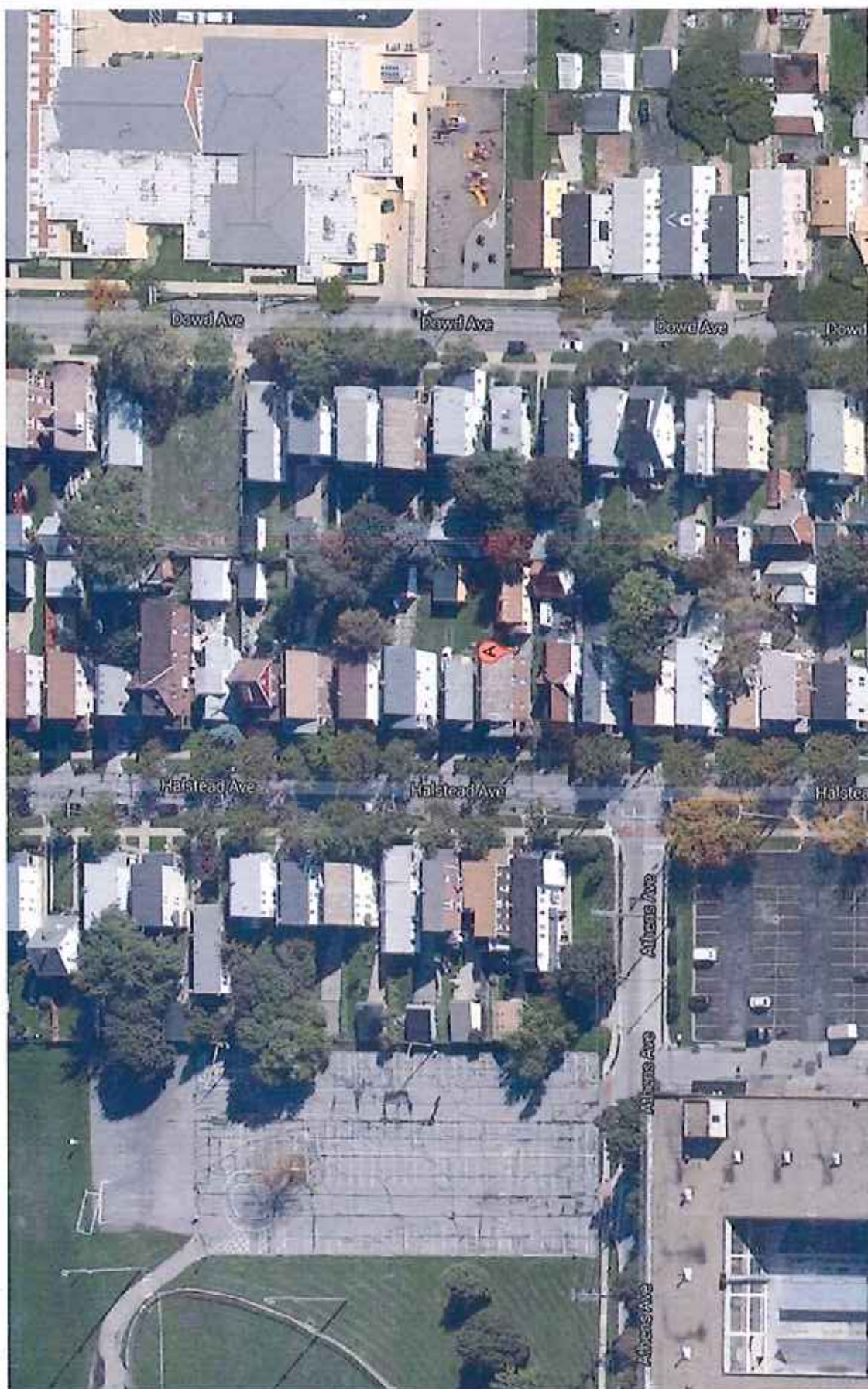




16934 Detroit Avenue

LAWWOOD
CHIO

Residential Construction
August 1978



Map August 2013

LAKWOOD
OHIO

2095 Halstead

2095 Halstead





LAKELAND
CHIO

A 2004 August 2013

2095 Halstead



Planning Commission
August 2024

12405 Madison Avenue



LAKELAND
OHIO

Planning & Construction
August 2013

12405 Madison Avenue

STERN
HANDMADE SOAP

←

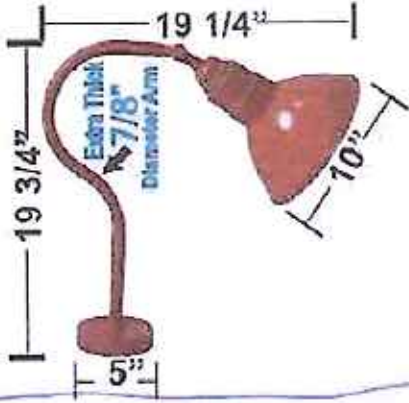
2'

→

← 3' →

Blade sign

Size shown is when shade is up in the down position



Flourishing Communities
August 2012

12405 Madison Avenue



12405 Madison Avenue



12405 Madison Avenue

LAKELAND
OHIO

Planning Commission
August 2013

15010 Madison Avenue





As of August 2015

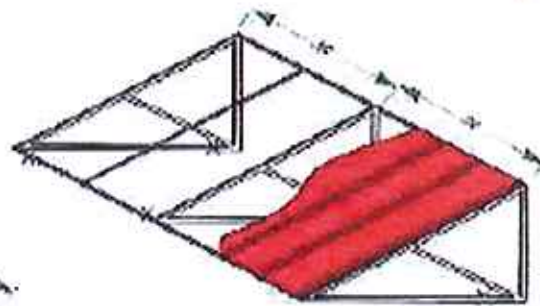
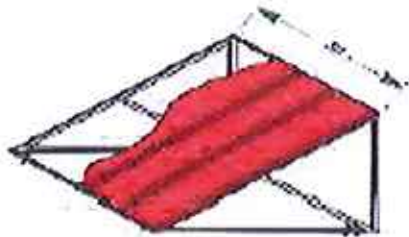
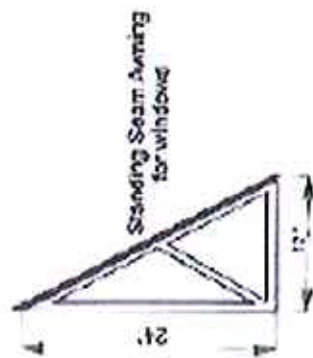
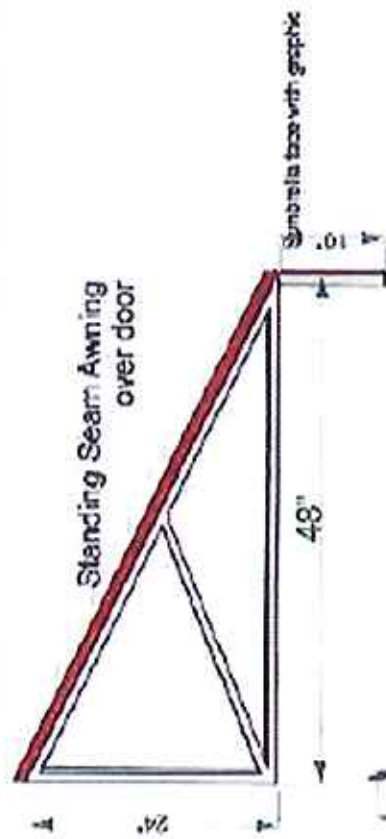
15010 Madison Avenue



LAKELAND
CHICAGO

APRIL 2014

15010 Madison Avenue

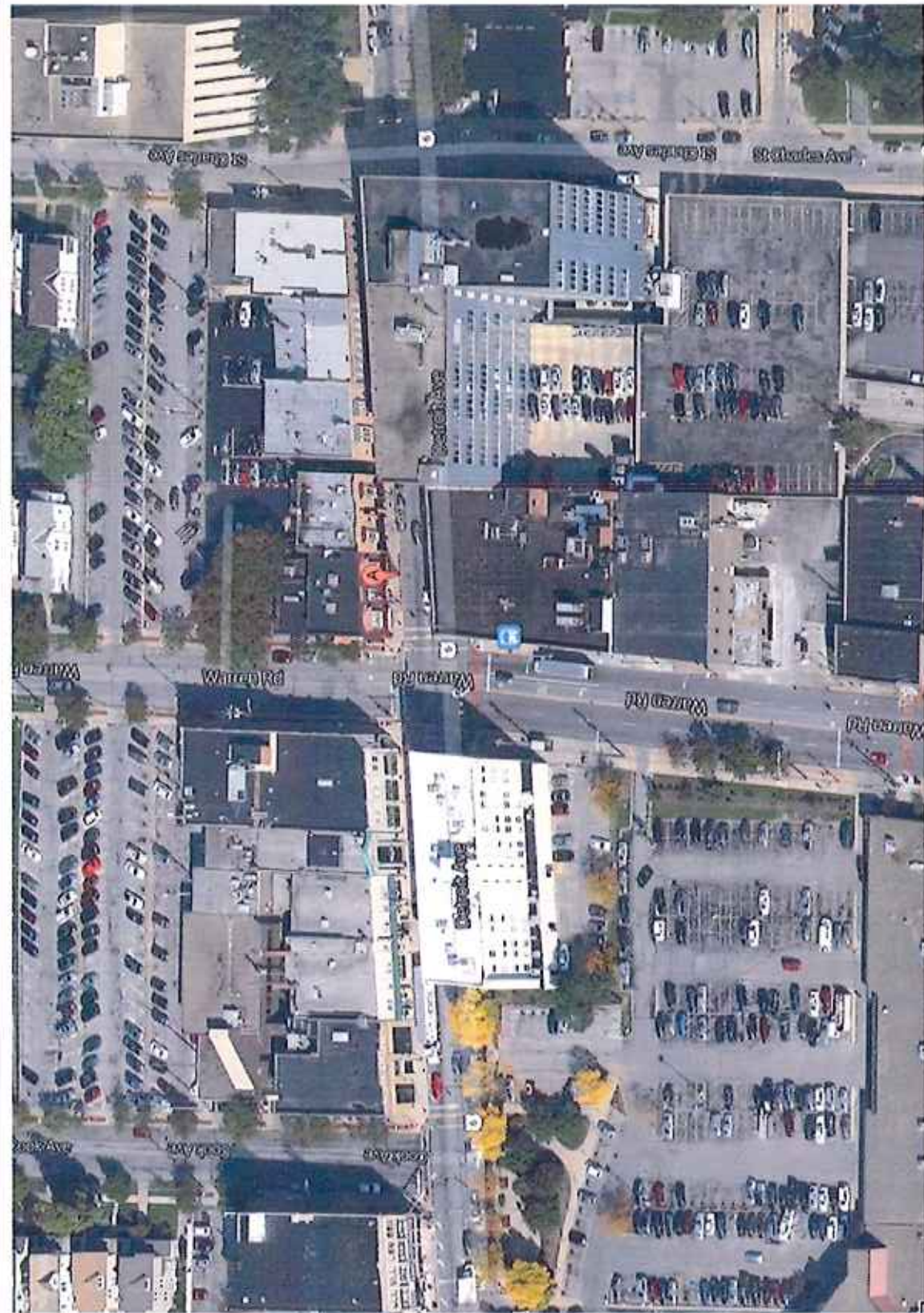


- 4) 6" wide
- 2) 3" wide
- 1) 10" wide



EST. August 2013

15010 Madison Avenue



Lakewood, Ohio 44125

14724 Detroit Avenue



28th August 2011

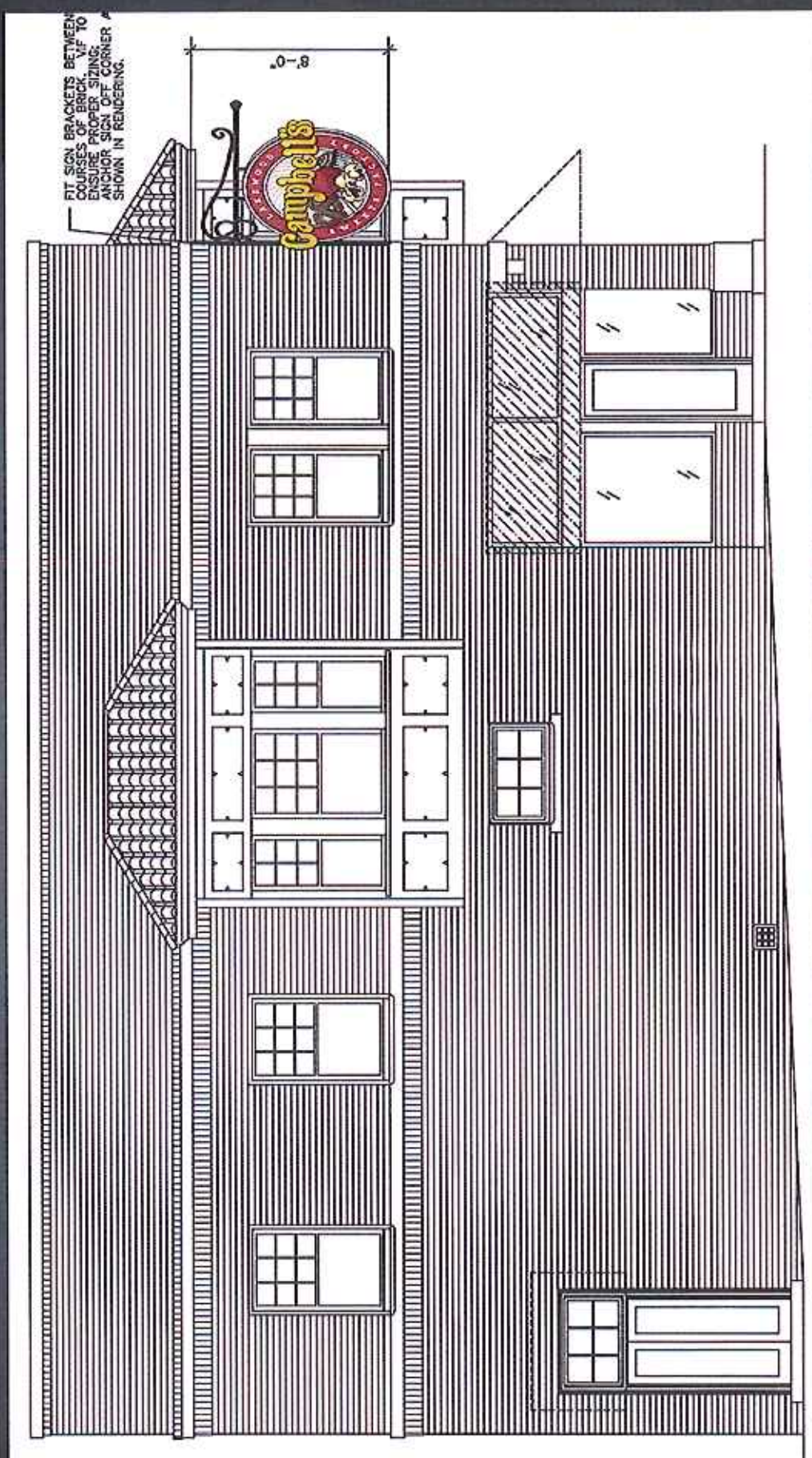
14724 Detroit Avenue



LAKELAND
OHIO

© 2011 Lakeland Ohio

14724 Detroit Avenue



FIT SIGN BRACKETS BETWEEN
 COURSES OF BRICKWORK. IF TO
 BE PLACED ON CORNER, BRACKETS
 MUST BE PLACED ON CORNER &
 SHOWN IN RENDERING.

LIGHT TO BE
POST-MOUNTED OFF
METAL BRACKET AND
TO MATCH COLOR OF
THE BRACKET.

CUPCAKE-SHAPED
FINIAL

LOGO TO STAND PROUD
 $\frac{3}{4}$ " FROM BACKGROUND.
EDGES AND BACKS
PAINTED 80% BLACK

METAL RETAINER

SWEETS IMAGES
RAISED $\frac{3}{8}$ " FROM
BACKGROUND

WHITE BORDERS
AND WHITE WORDS
RAISED $\frac{3}{8}$ " FROM
BACKGROUND

BRICK WALL

PROVIDE METAL
BRACKET AS REQ'D.
HEIGHT SHALL BE
+/- 8'-0." V.I.F.
BRACKET FINISH TO
BE MATTE BLACK.

LIGHTING TO BE
MOUNTED FROM
BRACKET IN ORDER
TO ILLUMINATE FACE
OF SIGN-PLEASE
PROVIDE SPEC TO
RICHARDSON DESIGN.

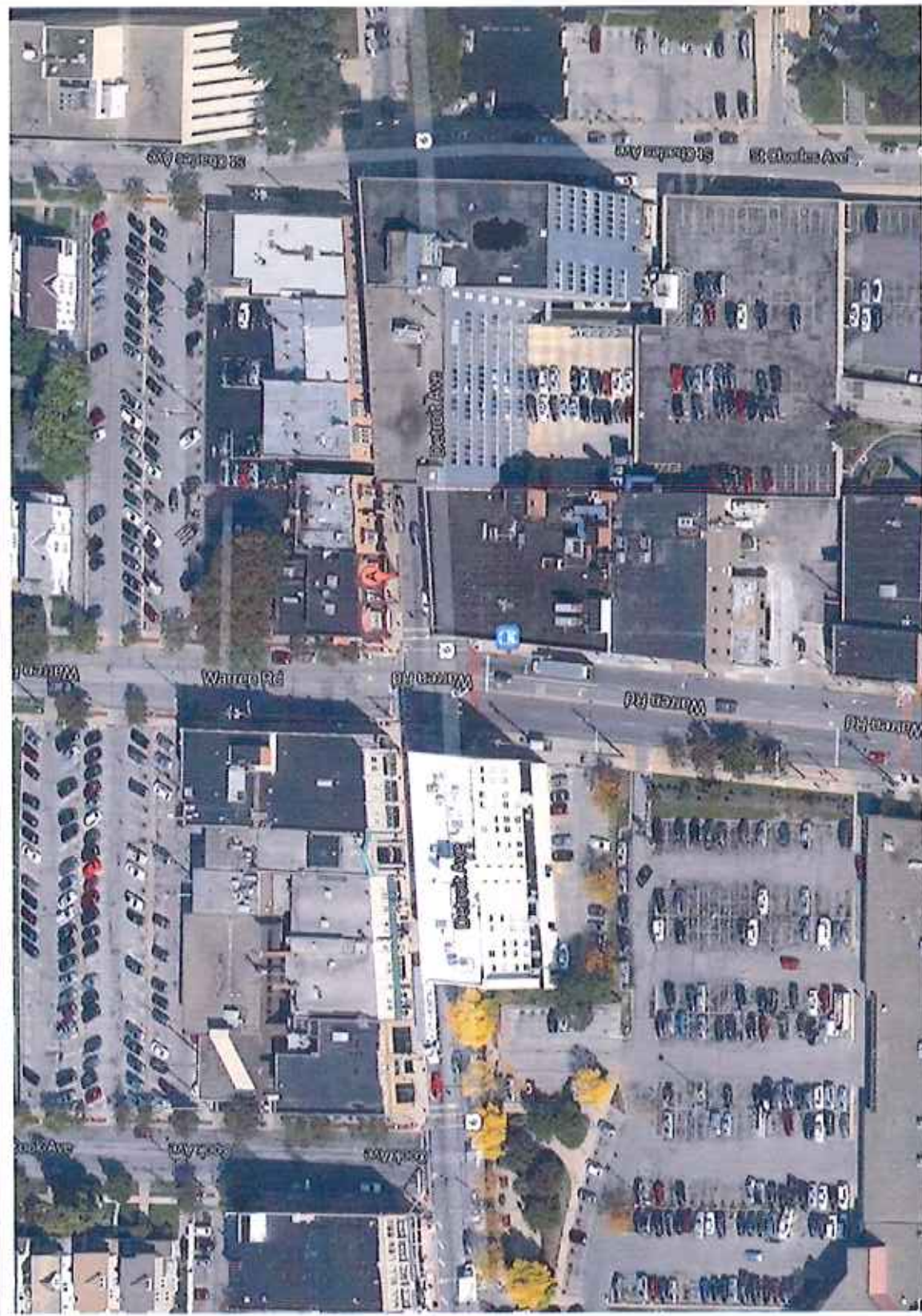
6'-0" DIA.
DOUBLE-SIDED, CARVED
HIGH DENSITY
URETHANE. SHALL BE
PAINTED WITH ENAMELS
TO MATCH VECTOR
LOGO PROVIDED BY
OWNER.

RICHARDSON DESIGN
TO REVIEW FINAL,
PROPOSED SHOP
DRAWINGS TO ENSURE
DESIGN INTENT



308 August 2013

14724 Detroit Avenue



July/August 2013

Lakewood
Ohio

14725 Detroit Avenue

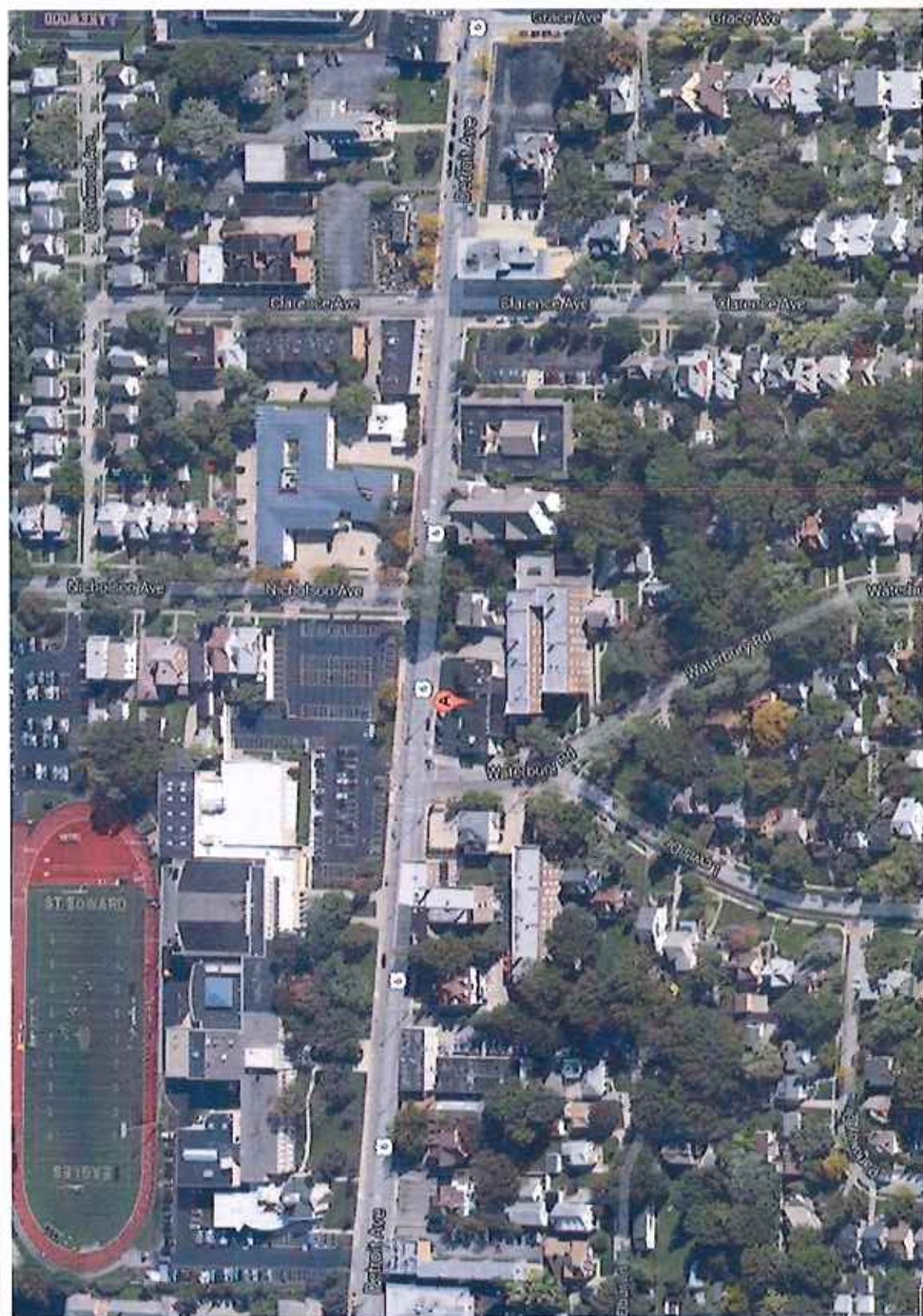


SOMETHIN'S SMOKIN'

OUT BACKS

COLORS:
ACRYLIC PAINTS - WHITE W/ OPACIFIED KANOTO VINYL OVERLAY
ALUMINUM STAINING - DURANODIC
"F" SWELTER TOP CASE - DURANODIC
"C" MATCH RASCA
LED'S - WHITE





13411 Detroit Avenue

LAKWOOD
OHIO

© 2000 Lakewood



PLATE 10 (continued)



13411 Detroit Avenue

11/11/11

approx.

1870

168

or (144)



LAKELAND
OHIO

ALL INFORMATION IS UNCLASSIFIED

134111 Detroit Avenue



ALLEN MAY 2013

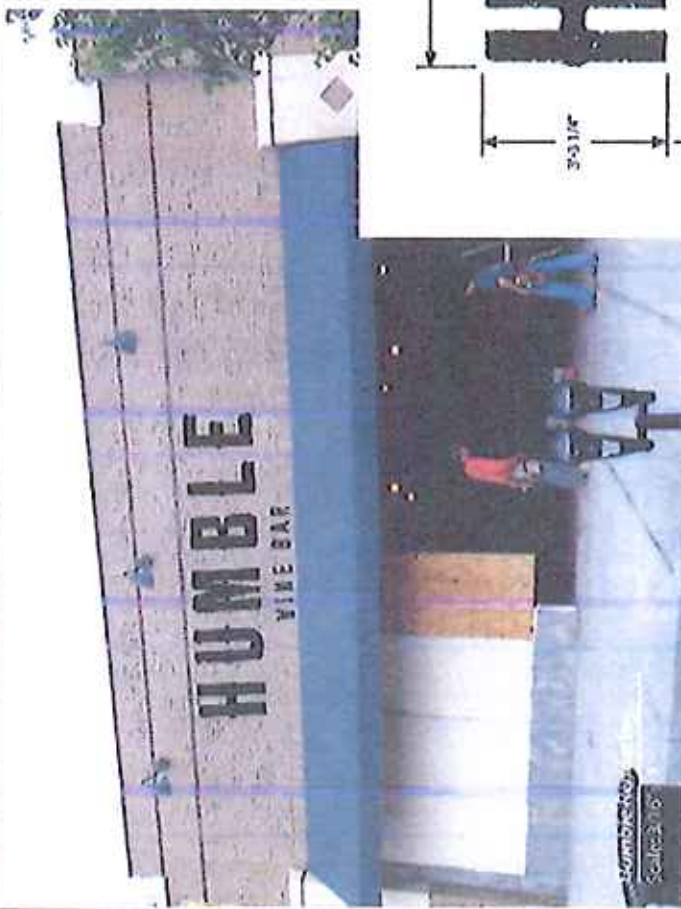
LAKWOOD
OHIO

15400 Detroit Avenue

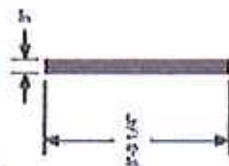


March 2012

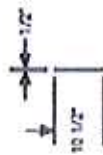
15400 Detroit Avenue



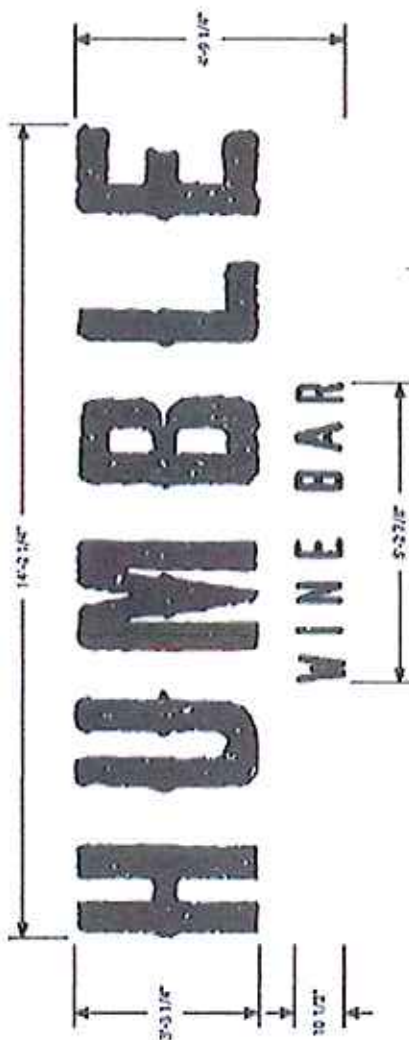
Humble Dimensions
Scale: 1/2" = 1'



"HUMBLE" height & depth



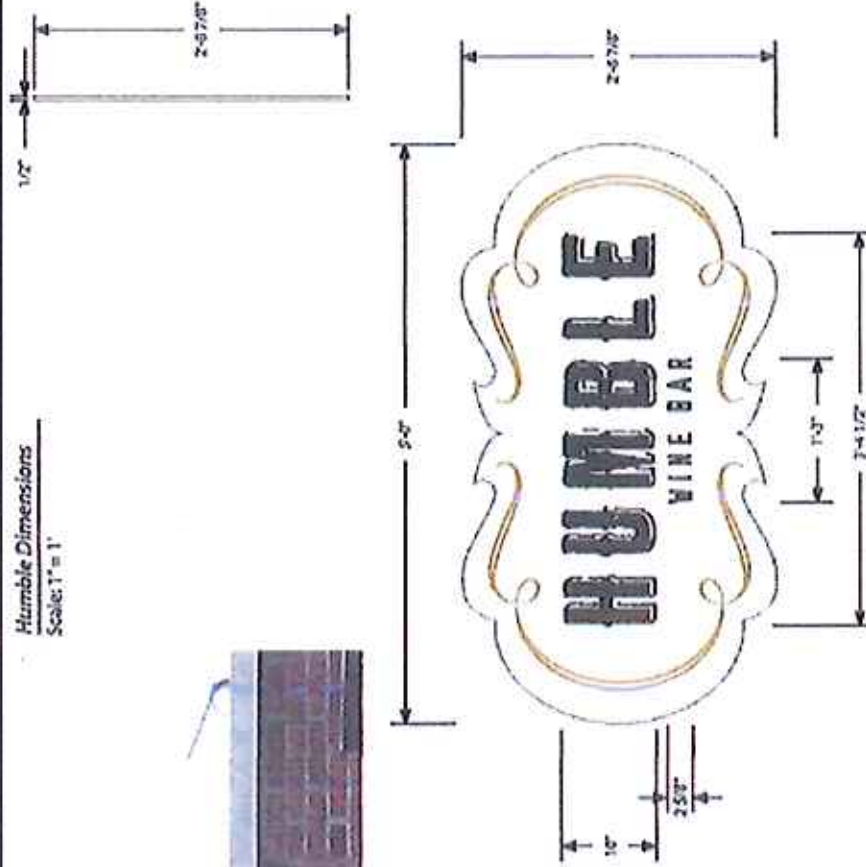
"WINE BAR" height & depth



APR. August 2012

15400 Detroit Avenue

Humble Dimensions
Scale: 1" = 1'



**Board of Building Standards
Architectural
Board of Review
Sign Review Board**

August 2013

